

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

49-51 Zig Zag Road, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,285,000

Property Type House

Suburb Eltham

Period - From 01/01/2026

to

31/03/2026

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5 Dobell Dr ELTHAM 3095	\$1,380,000	28/02/2026
2	10 Livingstone Rd ELTHAM 3095	\$1,350,000	07/12/2025
3	169 Progress Rd ELTHAM NORTH 3095	\$1,062,000	16/10/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

08/04/2026 14:57



 3  2  2

Property Type: House
Land Size: 4051 sqm approx
Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 March quarter 2026: \$1,285,000

Comparable Properties

5 Dobell Dr ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,380,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 3002 sqm approx



10 Livingstone Rd ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,350,000
Method: Private Sale
Date: 07/12/2025
Rooms: 8
Property Type: House (Res)
Land Size: 2652 sqm approx



169 Progress Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,062,000
Method: Private Sale
Date: 16/10/2025
Property Type: House
Land Size: 2023 sqm approx

Account - Barry Plant | P: (03) 9431 1243