

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

16A Ryans Road, Eltham Vic 3095

Indicative selling price

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

Range between \$1,350,000

&

\$1,410,000

Median sale price

Median price \$1,260,000

Property Type House

Suburb Eltham

Period - From 01/04/2025

to

30/06/2025

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	2/93 Arthur St ELTHAM 3095	\$1,410,000	26/07/2025
2	1/44 Lilicur Rd MONTMORENCY 3094	\$1,380,000	22/04/2025
3			

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:

28/07/2025 19:16



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Property Type: House
Land Size: 596 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,410,000
Median House Price
June quarter 2025: \$1,260,000

Comparable Properties



2/93 Arthur St ELTHAM 3095 (REI)

Agent Comments

3 2 3

Price: \$1,410,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 620 sqm approx



1/44 Lilicur Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

4 2 2

Price: \$1,380,000
Method: Private Sale
Date: 22/04/2025
Rooms: 8
Property Type: House (Res)
Land Size: 526 sqm approx

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.