

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

170 Weidlich Road, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,180,000 & \$1,240,000

Median sale price

Median price \$1,218,888 Property Type House Suburb Eltham North

Period - From 01/04/2025 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	90 Weidlich Rd ELTHAM NORTH 3095	\$1,210,000	13/03/2026
2	2 Marong Ct GREENSBOROUGH 3088	\$1,151,000	03/03/2026
3	7 Evergreen Vw ELTHAM NORTH 3095	\$1,230,000	16/02/2026

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:

29/04/2026 12:40

Luke Coventry
03 9432 1444
0411 233 579

lukecoventry@jellisrcraig.com.au

Indicative Selling Price

\$1,180,000 - \$1,240,000

Median House Price

Year ending March 2026: \$1,218,888



4 2 2

Property Type: House

Land Size: 785 sqm approx

Agent Comments

Comparable Properties



90 Weidlich Rd ELTHAM NORTH 3095 (REI)

Agent Comments

4 2 2

Price: \$1,210,000

Method: Private Sale

Date: 13/03/2026

Property Type: House

Land Size: 803 sqm approx



2 Marong Ct GREENSBOROUGH 3088 (REI)

Agent Comments

4 2 2

Price: \$1,151,000

Method: Private Sale

Date: 03/03/2026

Rooms: 6

Property Type: House (Res)

Land Size: 956 sqm approx



7 Evergreen Vw ELTHAM NORTH 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,230,000

Method: Private Sale

Date: 16/02/2026

Property Type: House

Land Size: 395 sqm approx

Account - Jellis Craig | P: 03 94321444