

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

14 Progress Road, Eltham North Vic 3095

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$1,260,000 Property Type House Suburb Eltham North

Period - From 13/05/2025 to 12/05/2026 Source Property Data

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	7 Simmons Ct GREENSBOROUGH 3088	\$990,000	18/02/2026
2	76 Diamond Creek Rd GREENSBOROUGH 3088	\$938,000	22/01/2026
3	155 St Helena Rd GREENSBOROUGH 3088	\$945,000	15/11/2025

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:

13/05/2026 10:26

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Property Type: House (Previously Occupied - Detached)
Land Size: 800 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$960,000
Median House Price
13/05/2025 - 12/05/2026: \$1,260,000

Comparable Properties



7 Simmons Ct GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$990,000
Method: Private Sale
Date: 18/02/2026
Property Type: House (Res)
Land Size: 869.10 sqm approx



76 Diamond Creek Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$938,000
Method: Private Sale
Date: 22/01/2026
Property Type: House
Land Size: 791 sqm approx



155 St Helena Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$945,000
Method: Sold Before Auction
Date: 15/11/2025
Property Type: House (Res)
Land Size: 863 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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