

# 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

8 Murrays Place, Eltham North Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,950,000

&

\$2,145,000

### Median sale price

Median price \$1,300,000

Property Type House

Suburb Eltham North

Period - From 01/04/2024

to

31/03/2025

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	3 Glen Gully Rd ELTHAM NORTH 3095	\$2,300,000	19/06/2025
2	101 Glen Park Rd ELTHAM NORTH 3095	\$1,678,000	18/06/2025
3	45 Stanley Av ELTHAM 3095	\$2,175,000	20/02/2025

**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:

03/07/2025 10:48

8 Murrays Place, Eltham North Vic 3095

**Jellis  
Craig**

Luke Coventry  
03 9432 1444  
0411 233 579

lukecoventry@jellisrcraig.com.au

**Indicative Selling Price**

\$1,950,000 - \$2,145,000

**Median House Price**

Year ending March 2025: \$1,300,000



 4  2  2

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 726 sqm approx

Agent Comments

## Comparable Properties



**3 Glen Gully Rd ELTHAM NORTH 3095 (REI)**

Agent Comments

 5  4  2

**Price:** \$2,300,000

**Method:** Private Sale

**Date:** 19/06/2025

**Property Type:** House

**Land Size:** 1379 sqm approx



**101 Glen Park Rd ELTHAM NORTH 3095 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,678,000

**Method:** Private Sale

**Date:** 18/06/2025

**Property Type:** House

**Land Size:** 807 sqm approx



**45 Stanley Av ELTHAM 3095 (REI/VG)**

Agent Comments

 5  4  2

**Price:** \$2,175,000

**Method:** Private Sale

**Date:** 20/02/2025

**Property Type:** House

**Land Size:** 844 sqm approx

Account - Jellis Craig | P: 03 94321444



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