

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

30 Arcadia Way, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,190,000

&

\$1,290,000

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	4 Balmoral Cirt ELTHAM 3095	\$1,300,000	16/05/2025
2	5 Orsova CI ELTHAM NORTH 3095	\$1,230,000	05/02/2025
3	4 Tristan Ct ELTHAM NORTH 3095	\$1,230,000	03/02/2025

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:

02/07/2025 12:50



 4  3  2

Rooms: 8

Property Type: House (Res)

Land Size: 1082 sqm approx

Agent Comments

Comparable Properties



4 Balmoral Cirt ELTHAM 3095 (REI)

Agent Comments

 5  3  3

Price: \$1,300,000

Method: Private Sale

Date: 16/05/2025

Property Type: House

Land Size: 814 sqm approx



5 Orsova CI ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 4  2  5

Price: \$1,230,000

Method: Private Sale

Date: 05/02/2025

Property Type: House

Land Size: 4621 sqm approx



4 Tristan Ct ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,230,000

Method: Private Sale

Date: 03/02/2025

Property Type: House (Res)

Land Size: 967 sqm approx