

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 Ryans Road, Eltham Vic 3095

Indicative selling price

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

Range between \$630,000

&

\$670,000

Median sale price

Median price \$650,000

Property Type Vacant land

Suburb Eltham

Period - From 07/08/2024

to 06/08/2025

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	28 Ryans Rd ELTHAM 3095	\$650,000	19/06/2025
2			
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:

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Property Type:
Agent Comments

Indicative Selling Price
\$630,000 - \$670,000
Median Land Price
07/08/2024 - 06/08/2025: \$650,000

Comparable Properties



28 Ryans Rd ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 19/06/2025
Property Type: Land
Land Size: 700 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.