

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

06/10/2026

Property offered for sale

Address
Including suburb and postcode

109-111 Ryans Road, Eltham North Vic 3095

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	4	208	3,315

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

or

Range between

&

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price

Property type

Suburb

Period: from

to

Source

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	6 Honey Myrtle Rise ELTHAM NORTH 3095				
Sale price	\$1,751,000	Date of sale	12/08/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	5	3	2	240	1,304

Comparable property 2

Address	50 Karingal Dr ELTHAM 3095				
Sale price	\$1,690,000	Date of sale	04/07/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	12	225	1,270

Comparable property 3

Address	22 Lilicur Rd MONTMORENCY 3094				
Sale price	\$1,800,000	Date of sale	29/05/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	165	1,577

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price		Unconditional sale date	
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This Property Price Statement is published at:

<https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=d017e574958b7c232fa459506a309776>

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Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

June quarter 2026: \$1,117,500



 4  2  4

Property Type: House

Land Size: 3315 sqm approx

Agent Comments

Comparable Properties



6 Honey Myrtle Rise ELTHAM NORTH 3095 (REI)

Agent Comments

 5  3  2

Price: \$1,751,000

Method: Private Sale

Date: 12/08/2026

Property Type: House

Land Size: 1304 sqm approx



50 Karingal Dr ELTHAM 3095 (REI)

Agent Comments

 4  2  12

Price: \$1,690,000

Method: Auction Sale

Date: 04/07/2026

Property Type: House (Res)

Land Size: 1270 sqm approx



22 Lilicur Rd MONTMORENCY 3094 (REI)

Agent Comments

 4  2  2

Price: \$1,800,000

Method: Private Sale

Date: 29/05/2026

Property Type: House

Land Size: 1577 sqm approx

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