

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

197 Ryans Road, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,250,000

&

\$1,300,000

Median sale price

Median price \$1,218,888

Property Type House

Suburb Eltham North

Period - From 01/04/2025

to

31/03/2026

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	39 Ramptons Rd ELTHAM NORTH 3095	\$1,240,000	28/05/2026
2	10 Paulette Cl ST HELENA 3088	\$1,285,000	26/05/2026
3	118 Weidlich Rd ELTHAM NORTH 3095	\$1,310,000	30/04/2026

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:

02/07/2026 09:05



 4  2  2

Property Type: House (Previously Occupied - Detached)
Land Size: 757 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,300,000
Median House Price
 Year ending March 2026: \$1,218,888

Comparable Properties



39 Ramptons Rd ELTHAM NORTH 3095 (REI)

Agent Comments

 4  3  2

Price: \$1,240,000
Method: Private Sale
Date: 28/05/2026
Property Type: House



10 Paulette Ct ST HELENA 3088 (REI)

Agent Comments

 4  3  5

Price: \$1,285,000
Method: Private Sale
Date: 26/05/2026
Rooms: 5
Property Type: House (Res)



118 Weidlich Rd ELTHAM NORTH 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,310,000
Method: Private Sale
Date: 30/04/2026
Property Type: House (Res)
Land Size: 778 sqm approx

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