

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 Glen Gully 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

&

\$1,350,000

Median sale price

Median price

\$1,214,444

Property Type

House

Suburb

Eltham North

Period - From

31/12/2025

to

30/06/2026

Source

price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
118 Weidlich Road, Eltham North VIC 3095	\$1,310,000	30/04/2026
9 Crea Court, St Helena VIC 3088	\$1,289,000	23/05/2026
3 Zig Zag Road, Eltham VIC 3095	\$1,310,000	22/04/2026

This Statement of Information was prepared on:

01/07/2026