

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

36 MERUKA DRIVE ELTHAM VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,273,000

Property type

House

Suburb

Eltham

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

110 RYANS ROAD ELTHAM NORTH VIC 3095	\$1,091,000	31-Mar-26
3 WAKEFIELD CLOSE ELTHAM NORTH VIC 3095	\$1,110,000	22-Jan-26
32 SCENIC CRESCENT ELTHAM NORTH VIC 3095	\$1,115,000	03-May-26

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 6 months.~~

This Statement of Information was prepared on: 22 May 2026



**110 RYANS ROAD ELTHAM NORTH
VIC 3095**

3 1 2

Sold Price

^{RS} **\$1,091,000**

Sold Date

31-Mar-26

Distance

0.68km



**3 WAKEFIELD CLOSE ELTHAM
NORTH VIC 3095**

3 2 2

Sold Price

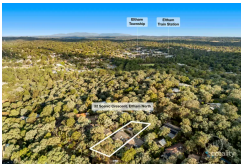
\$1,110,000

Sold Date

22-Jan-26

Distance

0.88km



**32 SCENIC CRESCENT ELTHAM
NORTH VIC 3095**

3 2 3

Sold Price

^{RS} **\$1,115,000**

Sold Date

03-May-26

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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