

# 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

55 Leane Drive, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,120,000

&

\$1,200,000

### Median sale price

Median price \$1,265,000

Property Type House

Suburb Eltham

Period - From 16/07/2025

to

15/07/2026

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 | 1/27 Park West Rd ELTHAM 3095  | \$1,204,000 | 09/05/2026   |
| 2 | 1/1581 Main Rd RESEARCH 3095   | \$1,140,000 | 01/05/2026   |
| 3 | 2/6 Parsons Rd ELTHAM 3095     | \$1,222,750 | 25/03/2026   |

**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:

16/07/2026 10:49



**Property Type:** House  
**Land Size:** 750 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,120,000 - \$1,200,000

**Median House Price**

16/07/2025 - 15/07/2026: \$1,265,000

## Comparable Properties



**1/27 Park West Rd ELTHAM 3095 (REI/VG)**

**Agent Comments**



**Price:** \$1,204,000  
**Method:** Auction Sale  
**Date:** 09/05/2026  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 383 sqm approx



**1/1581 Main Rd RESEARCH 3095 (REI/VG)**

**Agent Comments**



**Price:** \$1,140,000  
**Method:** Private Sale  
**Date:** 01/05/2026  
**Property Type:** House  
**Land Size:** 350 sqm approx



**2/6 Parsons Rd ELTHAM 3095 (REI/VG)**

**Agent Comments**



**Price:** \$1,222,750  
**Method:** Private Sale  
**Date:** 25/03/2026  
**Property Type:** House  
**Land Size:** 544 sqm approx