

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

73 Zig Zag Road, Eltham North Vic 3095

Indicative selling price

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

Range between

\$1,550,000

&

\$1,650,000

Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Eltham North

Period - From

01/07/2025

to

30/06/2026

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	26 Echidna Rd ELTHAM 3095	\$1,633,000	28/07/2026
2	5 Talwong Ct RESEARCH 3095	\$1,590,000	31/03/2026
3	2 Talwong Ct RESEARCH 3095	\$1,552,250	10/03/2026

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:

03/09/2026 12:24



4 2 3

Property Type:

Land Size: 2,850 sqm approx

Agent Comments

Comparable Properties



26 Echidna Rd ELTHAM 3095 (REI)

Agent Comments

5 3 2

Price: \$1,633,000

Method: Private Sale

Date: 28/07/2026

Property Type: House

Land Size: 1633 sqm approx



5 Talwong Ct RESEARCH 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$1,590,000

Method: Private Sale

Date: 31/03/2026

Property Type: House

Land Size: 1557 sqm approx



2 Talwong Ct RESEARCH 3095 (REI/VG)

Agent Comments

5 2 2

Price: \$1,552,250

Method: Private Sale

Date: 10/03/2026

Property Type: House

Land Size: 2648 sqm approx