

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

74 Glen Park Road, Eltham Vic 3095

Indicative selling price

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

Range between \$840,000 & \$920,000

Median sale price

Median price \$1,263,500 Property Type House Suburb Eltham

Period - From 28/04/2025 to 27/04/2026 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	3 Bahen CI ELTHAM 3095	\$985,000	18/04/2026
2	1/59 Weidlich Rd ELTHAM NORTH 3095	\$845,000	11/02/2026
3	94 Oronsay Cr DIAMOND CREEK 3089	\$910,000	15/12/2025

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:

28/04/2026 14:15



3 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 539m2 sqm approx
Agent Comments

Indicative Selling Price
\$840,000 - \$920,000
Median House Price
28/04/2025 - 27/04/2026: \$1,263,500

Comparable Properties



3 Bahen CI ELTHAM 3095 (REI)

Agent Comments

3 2 3

Price: \$985,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 1136 sqm approx



1/59 Weidlich Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

3 1 2

Price: \$845,000
Method: Private Sale
Date: 11/02/2026
Rooms: 4
Property Type: House (Res)
Land Size: 384 sqm approx



94 Oronsay Cr DIAMOND CREEK 3089 (REI/VG)

Agent Comments

3 1 1

Price: \$910,000
Method: Auction Sale
Date: 15/12/2025
Property Type: House (Res)
Land Size: 669 sqm approx