

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

22 Zig Zag Road, Eltham Vic 3095

Indicative selling price

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

Single price \$1,675,000

Median sale price

Median price \$1,263,500

Property Type House

Suburb Eltham

Period - From 10/03/2025

to 09/03/2026

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	59 Maroong Dr RESEARCH 3095	\$1,610,000	16/02/2026
2	153a Ryans Rd ELTHAM NORTH 3095	\$1,660,000	25/12/2025
3	3 Talwong Ct RESEARCH 3095	\$1,682,500	24/11/2025

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:

10/03/2026 13:02



5 3 2

Property Type: House
Land Size: 2643 sqm approx
Agent Comments

Indicative Selling Price
\$1,675,000
Median House Price
10/03/2025 - 09/03/2026: \$1,263,500

Comparable Properties

59 Maroong Dr RESEARCH 3095 (REI)

Agent Comments

4 2 2

Price: \$1,610,000
Method: Private Sale
Date: 16/02/2026
Rooms: 6
Property Type: House (Res)
Land Size: 1386 sqm approx



153a Ryans Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

5 2 2

Price: \$1,660,000
Method: Private Sale
Date: 25/12/2025
Rooms: 7
Property Type: House (Res)
Land Size: 970 sqm approx



3 Talwong Ct RESEARCH 3095 (REI/VG)

Agent Comments

4 3 2

Price: \$1,682,500
Method: Private Sale
Date: 24/11/2025
Rooms: 5
Property Type: House (Res)
Land Size: 2574 sqm approx

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133