

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 89 Progress Road, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,137,000 Property Type House Suburb Eltham North

Period - From 01/10/2025 to 31/12/2025 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	7 Kathleen Ct MONTMORENCY 3094	\$1,180,000	11/11/2025
2	1/211 Rattray Rd MONTMORENCY 3094	\$1,170,000	01/10/2025
3	17/143 St Helena Rd GREENSBOROUGH 3088	\$1,220,000	16/09/2025

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: 26/02/2026 16:31



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Property Type: House
Land Size: 528 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
December quarter 2025: \$1,137,000

Comparable Properties



7 Kathleen Ct MONTMORENCY 3094 (VG)

Agent Comments

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Price: \$1,180,000
Method: Sale
Date: 11/11/2025
Property Type: House (Res)
Land Size: 500 sqm approx



1/211 Rattray Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

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Price: \$1,170,000
Method: Private Sale
Date: 01/10/2025
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 468 sqm approx



17/143 St Helena Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments

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Price: \$1,220,000
Method: Private Sale
Date: 16/09/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Account - Barry Plant | P: (03) 9431 1243