

# 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

157 Weidlich Road, Eltham North 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

\$960,000

&

\$1,050,000

### 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	15 Strathaird CI DIAMOND CREEK 3089	\$1,000,000	14/11/2025
2	1 Angus Ct ELTHAM NORTH 3095	\$1,080,000	16/10/2025
3	85 Weidlich Rd ELTHAM NORTH 3095	\$1,090,000	10/09/2025

**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:

08/04/2026 11:25



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**Property Type:** House  
**Land Size:** 615 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$960,000 - \$1,050,000  
**Median House Price**  
 December quarter 2025: \$1,137,000

## Comparable Properties



**15 Strathaird CI DIAMOND CREEK 3089 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 14/11/2025  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**1 Angus Ct ELTHAM NORTH 3095 (REI/VG)**

Agent Comments

3   2   1

**Price:** \$1,080,000  
**Method:** Private Sale  
**Date:** 16/10/2025  
**Property Type:** House (Res)  
**Land Size:** 652 sqm approx



**85 Weidlich Rd ELTHAM NORTH 3095 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,090,000  
**Method:** Private Sale  
**Date:** 10/09/2025  
**Property Type:** House  
**Land Size:** 782 sqm approx

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