

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 62 Progress Road, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,222,000 Property Type House Suburb Eltham North

Period - From 01/01/2025 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	6 Stanley Av ELTHAM 3095	\$1,310,000	14/02/2026
2	10 Livingstone Rd ELTHAM 3095	\$1,350,000	07/12/2025
3	55 Fernside Av BRIAR HILL 3088	\$1,250,000	18/11/2025

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: 24/02/2026 10:47



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Property Type: House
Land Size: 2027 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending December 2025: \$1,222,000

Comparable Properties



6 Stanley Av ELTHAM 3095 (REI)

[Agent Comments](#)

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Price: \$1,310,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 1172 sqm approx



10 Livingstone Rd ELTHAM 3095 (REI)

[Agent Comments](#)

 4  2  -

Price: \$1,350,000
Method: Private Sale
Date: 07/12/2025
Rooms: 8
Property Type: House (Res)
Land Size: 2652 sqm approx



55 Fernside Av BRIAR HILL 3088 (REI)

[Agent Comments](#)

 3  1  -

Price: \$1,250,000
Method: Private Sale
Date: 18/11/2025
Property Type: House
Land Size: 1361 sqm approx