

# 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

1/86 Karingal Drive, Eltham North VIC 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$640,000

&

\$680,000

### Median sale price

Median price

\$848,000

Property Type

Unit

Suburb

Eltham North

Period - From

24/09/2024

to

23/03/2025

Source

price\_finder

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
5/10 Hibiscus Avenue, Briar Hill	\$680,000	30/10/2024
2/154 Mountain View Road, Briar Hill	\$693,000	05/12/2024
4/177 Mountain View Road, Greensborough	\$675,000	14/11/2024

This Statement of Information was prepared on:

24/03/2025