

# 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

1/88 Karingal Drive, 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

\$1,150,000

&

\$1,200,000

### Median sale price

Median price

\$1,255,000

Property Type

House

Suburb

Eltham North

Period - From

28/05/2024

to

27/05/2025

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 | 1/11 St Helena Rd GREENSBOROUGH 3088 | \$1,280,000 | 02/05/2025   |
| 2 | 4/57 Sherbourne Rd MONTMORENCY 3094  | \$1,150,000 | 11/04/2025   |
| 3 | 3/15 Virginia Ct MONTMORENCY 3094    | \$1,193,000 | 01/03/2025   |

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:

28/05/2025 15:10



4 3 2

**Property Type:**

**Agent Comments**

**Indicative Selling Price**

\$1,150,000 - \$1,200,000

**Median House Price**

28/05/2024 - 27/05/2025: \$1,255,000

## Comparable Properties



**1/11 St Helena Rd GREENSBOROUGH 3088 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,280,000

**Method:** Private Sale

**Date:** 02/05/2025

**Property Type:** House

**4/57 Sherbourne Rd MONTMORENCY 3094 (VG)**

**Agent Comments**

4 - -

**Price:** \$1,150,000

**Method:** Sale

**Date:** 11/04/2025

**Property Type:** Subdivided Unit/Villa/Townhouse - Single OYO Unit



**3/15 Virginia Ct MONTMORENCY 3094 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,193,000

**Method:** Private Sale

**Date:** 01/03/2025

**Property Type:** House (Res)

**Land Size:** 590 sqm approx

**Account** - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192