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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,150,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,255,000	Pro	operty Type	Hou	se		Suburb	Eltham North
Period - From	28/05/2024	to	27/05/2025		So	urce	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.

Ade	dress 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







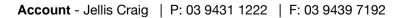


Property Type: Agent Comments Indicative Selling Price \$1,150,000 - \$1,200,000 Median House Price 28/05/2024 - 27/05/2025: \$1,255,000

Comparable Properties



1/11 St Helena Rd GREENSBOROUGH 3088 (REI) Agent Comments 2 л 3 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 2 4 Price: \$1,193,000 Method: Private Sale Date: 01/03/2025 Property Type: House (Res)





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Land Size: 590 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.