## 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	1 Angus Court, Eltham North Vic 3095
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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### Median sale price

Median price	\$1,266,000	Pro	perty Type	- - - - - - - - - - - - - - - - - - -		Suburb	Eltham North
Period - From	01/04/2025	to	30/06/2025		Source	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

<del>A\*</del> 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

Add	dress of comparable property	Price	Date of sale
1	11 Angus Ct ELTHAM NORTH 3095	\$1,075,000	11/07/2025
2	4 Toombarra PI GREENSBOROUGH 3088	\$1,062,000	21/06/2025
3	32 Wahroonga Cr GREENSBOROUGH 3088	\$990,000	21/01/2025

#### OR

В\* 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:	30/07/2025 09:54
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Property Type: House (Res) Land Size: 652 sqm approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price June quarter 2025: \$1,266,000

# Comparable Properties



11 Angus Ct ELTHAM NORTH 3095 (REI)

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**Price:** \$1,075,000 **Method:** Private Sale **Date:** 11/07/2025

**Property Type:** House (Res) **Land Size:** 713 sqm approx

**Agent Comments** 



4 Toombarra PI GREENSBOROUGH 3088 (REI)

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**3** 2

Agent Comments

**Price:** \$1,062,000 **Method:** Auction Sale **Date:** 21/06/2025

Property Type: House (Res) Land Size: 806 sqm approx

32 Wahroonga Cr GREENSBOROUGH 3088 (VG)

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**6** 

Agent Comments

Price: \$990,000 Method: Sale Date: 21/01/2025

**Property Type:** House (Res) **Land Size:** 661 sqm approx

Account - Barry Plant | P: (03) 9431 1243





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