

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 Angus Court, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,266,000

Property Type House

Suburb Eltham North

Period - From 01/04/2025

to 30/06/2025

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	11 Angus Ct ELTHAM NORTH 3095	\$1,075,000	11/07/2025
2	4 Toombarra Pl GREENSBOROUGH 3088	\$1,062,000	21/06/2025
3	32 Wahroonga Cr GREENSBOROUGH 3088	\$990,000	21/01/2025

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:

30/07/2025 09:54



 3  2  1

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)

Agent Comments

 3  2  2

Price: \$1,075,000

Method: Private Sale

Date: 11/07/2025

Property Type: House (Res)

Land Size: 713 sqm approx



4 Toombarra Pl GREENSBOROUGH 3088 (REI)

Agent Comments

 3  2  2

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)

Agent Comments

 3  -  -

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