# 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

11 Calendonia 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	n \$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,300,000	Pro	operty Type	Hou	se		Suburb	Eltham North
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	31 Lower Rd ELTHAM NORTH 3095	\$1,130,000	05/04/2025
2	18 Parry Rd ELTHAM NORTH 3095	\$1,070,000	18/03/2025
3	3 Eliza CI GREENSBOROUGH 3088	\$1,072,000	15/03/2025

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:

07/05/2025 13:44









Rooms: 6 Property Type: Land Land Size: 632 sqm approx Agent Comments Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price Year ending March 2025: \$1,300,000

# **Comparable Properties**

	31 Lower Rd ELTHAM NORTH 3095 (REI) 4  2  2  2	Agent Comments
	Price: \$1,130,000 Method: Private Sale Date: 05/04/2025 Property Type: House (Res) Land Size: 888.61 sqm approx	
	18 Parry Rd ELTHAM NORTH 3095 (REI/VG) 4  2  2	Agent Comments
	Price: \$1,070,000 Method: Private Sale Date: 18/03/2025 Rooms: 5	
	Property Type: House (Res) Land Size: 745 sqm approx	
mar all the st	3 Eliza CI GREENSBOROUGH 3088 (REI) 3 4 4	Agent Comments
	Price: \$1,072,000 Method: Private Sale Date: 15/03/2025	
	Rooms: 5 Property Type: House (Res) Land Size: 906 sqm approx	



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