

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 consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Eltham North

Period - From 01/04/2024

to

31/03/2025

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	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 Cl 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



3 2 3

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)

Agent Comments

4 2 2

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)

Agent Comments

4 2 2

Price: \$1,070,000
Method: Private Sale
Date: 18/03/2025
Rooms: 5
Property Type: House (Res)
Land Size: 745 sqm approx



3 Eliza CI GREENSBOROUGH 3088 (REI)

Agent Comments

3 1 4

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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