

# 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 Nungaroo Court, Eltham North Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,280,000

&

\$1,380,000

### Median sale price

Median price

\$1,240,000

Property Type

House

Suburb

Eltham North

Period - From

13/11/2024

to

12/11/2025

Source

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.

|   | Address of comparable property  | Price       | Date of sale |
|---|---------------------------------|-------------|--------------|
| 1 | 1 Elaroo CI ST HELENA 3088      | \$1,360,000 | 22/10/2025   |
| 2 | 17 Pennell St ELTHAM NORTH 3095 | \$1,400,000 | 24/07/2025   |
| 3 | 18 Yurana Ct ST HELENA 3088     | \$1,340,000 | 01/07/2025   |

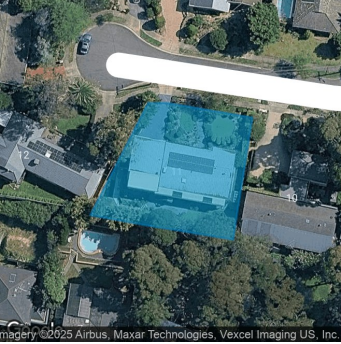
OR

~~**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:

13/11/2025 11:50

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Property Type:  
Agent Comments

**Indicative Selling Price**  
\$1,280,000 - \$1,380,000  
**Median House Price**  
13/11/2024 - 12/11/2025: \$1,240,000

## Comparable Properties



1 Elaroo Ct ST HELENA 3088 (REI)

Agent Comments



**Price:** \$1,360,000  
**Method:** Private Sale  
**Date:** 22/10/2025  
**Property Type:** House  
**Land Size:** 686 sqm approx



17 Pennell St ELTHAM NORTH 3095 (REI/VG)

Agent Comments



**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 24/07/2025  
**Property Type:** House  
**Land Size:** 711 sqm approx



18 Yurana Ct ST HELENA 3088 (REI/VG)

Agent Comments



**Price:** \$1,340,000  
**Method:** Private Sale  
**Date:** 01/07/2025  
**Property Type:** House (Res)  
**Land Size:** 816 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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