

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 Serafini Court, Eltham North Vic 3095

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Eltham North

Period - From

12/08/2025

to

11/08/2026

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	22 Valonia Dr ELTHAM 3095	\$1,105,000	11/07/2026
2	15 Meruka Dr ELTHAM 3095	\$1,181,000	24/06/2026
3	36 Meruka Dr ELTHAM 3095	\$1,200,000	01/06/2026

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:

12/08/2026 10:36



3 2 6

Property Type: House

Land Size: 810 sqm approx

Agent Comments

Comparable Properties



22 Valonia Dr ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$1,105,000

Method: Auction Sale

Date: 11/07/2026

Property Type: House (Res)

Land Size: 864 sqm approx



15 Meruka Dr ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$1,181,000

Method: Private Sale

Date: 24/06/2026

Rooms: 5

Property Type: House (Res)

Land Size: 810 sqm approx



36 Meruka Dr ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$1,200,000

Method: Private Sale

Date: 01/06/2026

Property Type: House

Land Size: 876 sqm approx