

# 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 Ungara Close, 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 \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$1,230,000

Property Type House

Suburb Eltham North

Period - From 01/01/2025

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	16 David Hockney Dr DIAMOND CREEK 3089	\$1,360,000	03/04/2025
2	7 Upland Ct ELTHAM NORTH 3095	\$1,210,000	15/02/2025
3	4 Tristan Ct ELTHAM NORTH 3095	\$1,230,000	03/02/2025

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:

27/06/2025 09:25



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**Property Type:** House  
**Land Size:** 1095 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
March quarter 2025: \$1,230,000

## Comparable Properties



**16 David Hockney Dr DIAMOND CREEK 3089 (REI/VG)**   **Agent Comments**

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**Price:** \$1,360,000  
**Method:** Private Sale  
**Date:** 03/04/2025  
**Property Type:** House  
**Land Size:** 848 sqm approx



**7 Upland Ct ELTHAM NORTH 3095 (REI/VG)**   **Agent Comments**

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**Price:** \$1,210,000  
**Method:** Private Sale  
**Date:** 15/02/2025  
**Property Type:** House  
**Land Size:** 802 sqm approx



**4 Tristan Ct ELTHAM NORTH 3095 (REI/VG)**   **Agent Comments**

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**Price:** \$1,230,000  
**Method:** Private Sale  
**Date:** 03/02/2025  
**Property Type:** House (Res)  
**Land Size:** 967 sqm approx

**Account - Barry Plant** | P: (03) 9431 1243