#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	11 Ungara Close, Eltham North Vic 3095
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,250,000	&	\$1,350,000
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#### Median sale price

Median price	\$1,230,000	Pro	perty 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

Aut	areas or comparable property	1 1100	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



Date of sale











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)







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

**Agent Comments** 

**Agent Comments** 

**Agent Comments** 



7 Upland Ct ELTHAM NORTH 3095 (REI/VG)







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)





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





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