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

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

11 Ungara Close, Eltham North Vic 3095

4 2 2

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)

5 2 2

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

Agent Comments

7 Upland Ct ELTHAM NORTH 3095 (REI/VG)

4 2 2

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

Agent Comments

4 Tristan Ct ELTHAM NORTH 3095 (REI/VG)

4 2 2

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

Agent Comments

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

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