

# 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

19 Macdhui Avenue, 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 \$970,000 & \$1,050,000

### Median sale price

Median price \$1,260,000 Property Type House Suburb Eltham North

Period - From 01/07/2025 to 30/09/2025 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	6 Yurana Ct ST HELENA 3088	\$1,030,000	15/11/2025
2	15 Strathaird Cl DIAMOND CREEK 3089	\$1,000,000	14/11/2025
3	191 St Helena Rd GREENSBOROUGH 3088	\$998,000	17/09/2025

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:

18/12/2025 13:16

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**Indicative Selling Price**

\$970,000 - \$1,050,000

**Median House Price**

September quarter 2025: \$1,260,000



3 2 2

**Property Type:** House

**Land Size:** 550 sqm approx

**Agent Comments**

## Comparable Properties



**6 Yurana Ct ST HELENA 3088 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,030,000

**Method:** Private Sale

**Date:** 15/11/2025

**Property Type:** House (Res)

**Land Size:** 686 sqm approx



**15 Strathaird CI DIAMOND CREEK 3089 (REI)**

**Agent Comments**

3 2 2

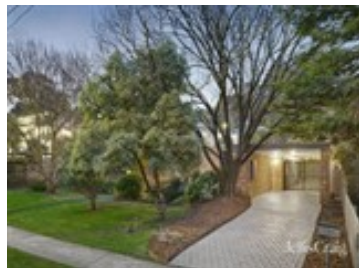
**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 14/11/2025

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**191 St Helena Rd GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$998,000

**Method:** Private Sale

**Date:** 17/09/2025

**Property Type:** House

**Land Size:** 770 sqm approx

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