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	2/88 Karingal Drive, Eltham North Vic 3095

Indicative selling price

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

Range between $990,000 & $1,060,000

Median sale price

Median price $1,312,000 Property Type House Suburb Eltham North

Period - From 11/09/2024 to 10/09/2025 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	2/6 Glendale Rd BRIAR HILL 3088	$1,035,000	13/08/2025
2	3/88 Karingal Dr ELTHAM NORTH 3095	$1,065,000	03/05/2025
3	4/88 Karingal Dr ELTHAM NORTH 3095	$1,000,000	13/04/2025

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: 11/09/2025 11:00

2/88 Karingal Drive, Eltham North Vic 3095

Trent Grindal
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4 3 2

Property Type:
Agent Comments

Indicative Selling Price
$990,000 - $1,060,000
Median House Price
11/09/2024 - 10/09/2025: $1,312,000

Comparable Properties

2/6 Glendale Rd BRIAR HILL 3088 (REI)

3 2 2

Price: $1,035,000
Method: Private Sale
Date: 13/08/2025
Property Type: Unit

Agent Comments

3/88 Karingal Dr ELTHAM NORTH 3095 (REI/VG)

4 3 2

Price: $1,065,000
Method: Private Sale
Date: 03/05/2025
Property Type: Unit

Agent Comments

4/88 Karingal Dr ELTHAM NORTH 3095 (REI/VG)

3 3 2

Price: $1,000,000
Method: Private Sale
Date: 13/04/2025
Property Type: House

Agent Comments

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