Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address Including suburb and postcode	4 Highpoint Crescent, Eltham North VIC 3095

Indicative selling price

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

Median sale price

Median price	\$1,280,000	Pro	operty Type Ho	use		Suburb	Eltham North
Period - From	18/05/2025	to	17/11/2025	Sou	urce	price_fir	nder

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
66 Ramptons Road Eltham North VIC	\$1,317,500	25/09/2025
17 Pennell Street Eltham North	\$1,400,000	24/07/2025

This Statement of Information was prepared on:	18/11/2025

