

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

44 Dunbarton Drive, Eltham North Vic 3095

Indicative selling price

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

Range between \$870,000 & \$920,000

Median sale price

Median price \$1,309,500 Property Type House Suburb Eltham North

Period - From 01/10/2024 to 31/12/2024 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	20 Brixton Av ELTHAM NORTH 3095	\$925,000	03/02/2025
2	12 Suzanne Ct BRIAR HILL 3088	\$893,000	02/12/2024
3	6 Doon Ct BRIAR HILL 3088	\$861,000	07/09/2024

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:

21/02/2025 12:13



3 2 1

Property Type: House
Land Size: 592 sqm approx
Agent Comments
Lock up auto garage

Indicative Selling Price
\$870,000 - \$920,000
Median House Price
December quarter 2024: \$1,309,500

Comparable Properties



20 Brixton Av ELTHAM NORTH 3095 (REI)

Agent Comments

3 2 2

Price: \$925,000
Method: Private Sale
Date: 03/02/2025
Property Type: House



12 Suzanne Ct BRIAR HILL 3088 (REI/VG)

Agent Comments

3 2 2

Price: \$893,000
Method: Private Sale
Date: 02/12/2024
Property Type: House
Land Size: 792 sqm approx



6 Doon Ct BRIAR HILL 3088 (REI/VG)

Agent Comments

3 1 1

Price: \$861,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 908 sqm approx

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