

# 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

46 Dunbarton Drive, 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)

Single price

\$1,100,000

### Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Eltham North

Period - From

01/09/2024

to

31/08/2025

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	191 Beales Rd ST HELENA 3088	\$1,092,000	28/07/2025
2	11 Angus Ct ELTHAM NORTH 3095	\$1,075,000	11/07/2025
3	11 Calendonia Dr ELTHAM NORTH 3095	\$1,090,000	03/06/2025

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:

01/09/2025 15:51

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**Indicative Selling Price**

\$1,100,000

**Median House Price**

01/09/2024 - 31/08/2025: \$1,300,000



4 2 4

**Property Type:** House  
**Land Size:** 654 sqm approx  
**Agent Comments**

## Comparable Properties



**191 Beales Rd ST HELENA 3088 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,092,000  
**Method:** Private Sale  
**Date:** 28/07/2025  
**Property Type:** House (Res)  
**Land Size:** 657 sqm approx



**11 Angus Ct ELTHAM NORTH 3095 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,075,000  
**Method:** Private Sale  
**Date:** 11/07/2025  
**Property Type:** House (Res)  
**Land Size:** 713 sqm approx



**11 Calendonía Dr ELTHAM NORTH 3095 (REI/VG)**

**Agent Comments**

3 2 3

**Price:** \$1,090,000  
**Method:** Private Sale  
**Date:** 03/06/2025  
**Property Type:** House  
**Land Size:** 647 sqm approx

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