

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

50 Orchard Avenue, Eltham North Vic 3095

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,234,000

Property Type

House

Suburb

Eltham North

Period - From

16/06/2024

to

15/06/2025

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	11 Calendonia Dr ELTHAM NORTH 3095	\$1,090,000	03/06/2025
2	21 Shalbury Av ELTHAM 3095	\$1,100,000	17/04/2025
3	35 Snowball Rd ELTHAM NORTH 3095	\$1,220,000	05/04/2025

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:

16/06/2025 15:21



Rooms: 6
Property Type: House
Land Size: 916 sqm approx
Agent Comments

Comparable Properties



11 Calendonia Dr ELTHAM NORTH 3095 (REI)

Agent Comments



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



21 Shalbury Av ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 17/04/2025
Property Type: House
Land Size: 697 sqm approx



35 Snowball Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments



Price: \$1,220,000
Method: Private Sale
Date: 05/04/2025
Property Type: House
Land Size: 656 sqm approx