Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

6 Colric Place, Eltham North Vic 3095
, and the second se

Indicative selling price

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

Median sale price

Median price	\$1,272,500	Pro	perty Type	House		Suburb	Eltham North
Period - From	01/07/2024	to	30/06/2025		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

1	11 Angus Ct ELTHAM NORTH 3095	\$1,075,000	11/07/2025
2	4 Toombarra PI GREENSBOROUGH 3088	\$1,062,000	21/06/2025
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:	04/08/2025 14:27



Date of sale

JellisCraig

Aaron Yeats 9431 1222 0400 067 024 aaronyeats@jelliscraig.com.au

Indicative Selling Price \$1,050,000 - \$1,150,000 **Median House Price** Year ending June 2025: \$1,272,500



Property Type:

Divorce/Estate/Family Transfers Land Size: 862 sqm approx

Agent Comments

Comparable Properties



11 Angus Ct ELTHAM NORTH 3095 (REI)

Agent Comments

Price: \$1,075,000 Method: Private Sale Date: 11/07/2025

Property Type: House (Res) Land Size: 713 sqm approx



4 Toombarra PI GREENSBOROUGH 3088 (REI)



Agent Comments

Price: \$1,062,000 Method: Auction Sale Date: 21/06/2025

Property Type: House (Res) Land Size: 806 sqm approx



11 Calendonia Dr ELTHAM NORTH 3095 (REI/VG)

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

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





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