

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

6 Colric Place, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,272,500

Property 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	Price	Date of sale
1	11 Angus Ct ELTHAM NORTH 3095	\$1,075,000	11/07/2025
2	4 Toombarra Pl 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



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Property Type:

Divorce/Estate/Family Transfers

Land Size: 862 sqm approx

Agent Comments

Comparable Properties



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



4 Toombarra Pl GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 2

Price: \$1,062,000

Method: Auction Sale

Date: 21/06/2025

Property Type: House (Res)

Land Size: 806 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