

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 Dandallo Drive, Eltham Vic 3095

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,230,000

Property Type House

Suburb Eltham

Period - From 01/10/2024

to

30/09/2025

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	54 Leane Dr ELTHAM 3095	\$1,270,000	27/10/2025
2	5 Crofton Mews ELTHAM 3095	\$1,267,000	19/06/2025
3	4 Balmoral Cirt ELTHAM 3095	\$1,300,000	16/05/2025

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:

05/11/2025 10:22

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending September 2025: \$1,230,000



5 3 2

Property Type: House
Land Size: 895 sqm approx
Agent Comments

Comparable Properties



54 Leane Dr ELTHAM 3095 (REI)

Agent Comments

5 2 2

Price: \$1,270,000
Method: Private Sale
Date: 27/10/2025
Property Type: House (Res)
Land Size: 999 sqm approx



5 Crofton Mews ELTHAM 3095 (REI/VG)

Agent Comments

5 3 2

Price: \$1,267,000
Method: Private Sale
Date: 19/06/2025
Property Type: House (Res)
Land Size: 831 sqm approx



4 Balmoral Cirt ELTHAM 3095 (REI/VG)

Agent Comments

5 3 3

Price: \$1,300,000
Method: Private Sale
Date: 16/05/2025
Property Type: House
Land Size: 814 sqm approx

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