

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

7 Melissa Court, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,375,000

&

\$1,500,000

Median sale price

Median price \$1,137,000

Property Type House

Suburb Eltham North

Period - From 01/10/2025

to 31/12/2025

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	12 Terrigal PI GREENSBOROUGH 3088	\$1,420,500	06/12/2025
2	10 Sarah Ct ELTHAM NORTH 3095	\$1,391,000	24/11/2025
3	2 Tathra PI ST HELENA 3088	\$1,320,000	02/09/2025

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:

23/01/2026 13:18



 5  2  2

Property Type: House
Land Size: 844 sqm approx
Agent Comments

Indicative Selling Price
\$1,375,000 - \$1,500,000
Median House Price
December quarter 2025: \$1,137,000

Comparable Properties



12 Terrigal PI GREENSBOROUGH 3088 (REI)

Agent Comments

 4  2  2

Price: \$1,420,500
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 792 sqm approx



10 Sarah Ct ELTHAM NORTH 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,391,000
Method: Private Sale
Date: 24/11/2025
Rooms: 7
Property Type: House (Res)
Land Size: 792 sqm approx



2 Tathra PI ST HELENA 3088 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,320,000
Method: Private Sale
Date: 02/09/2025
Property Type: House (Res)
Land Size: 923 sqm approx

Account - Barry Plant | P: 03 9842 8888