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	5 Nungeroo Court, Eltham North 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 $1,222,000 Property Type House Suburb Eltham North

Period - From 01/01/2025 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	218 Progress Rd ELTHAM NORTH 3095	$1,218,888	01/01/2026
2	101 Lacebark Dr ST HELENA 3088	$1,299,999	05/11/2025
3	59 Allumba Dr ST HELENA 3088	$1,250,000	09/10/2025

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: 15/01/2026 13:48

5 Nungeroo Court, Eltham North Vic 3095

JellisCraig

Scott Nugent
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4 2 1

Property Type: House
Land Size: 790 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending December 2025: $1,222,000

Comparable Properties



218 Progress Rd ELTHAM NORTH 3095 (REI)

4 2 2

Price: $1,218,888
Method: Private Sale
Date: 01/01/2026
Property Type: House
Land Size: 799 sqm approx

Agent Comments

101 Lacebark Dr ST HELENA 3088 (VG)

4 - -

Price: $1,299,999
Method: Sale
Date: 05/11/2025
Property Type: House (Res)

Agent Comments



59 Allumba Dr ST HELENA 3088 (REI)

4 2 2

Price: $1,250,000
Method: Private Sale
Date: 09/10/2025
Property Type: House (Res)
Land Size: 944 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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