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	4 Serafini Court, Eltham North Vic 3095

Indicative selling price

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

Single price $1,180,000

Median sale price

Median price $1,218,888 Property Type House Suburb Eltham North

Period - From 04/03/2025 to 03/03/2026 Source Property Data

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	22 Coolabah Dr ELTHAM 3095	$1,150,000	03/02/2026
2	33 Weidlich Rd ELTHAM NORTH 3095	$1,208,000	03/02/2026
3	31 Weidlich Rd ELTHAM NORTH 3095	$1,185,000	27/11/2025

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: 04/03/2026 13:07

4 Serafini Court, Eltham North Vic 3095

Trent Grindal
9431 1222
0468 936 914
trentgrindal@jelliscraig.com.au



4 2 1

Property Type: House
Land Size: 820 sqm approx

Agent Comments

Indicative Selling Price
$1,180,000
Median House Price
04/03/2025 - 03/03/2026: $1,218,888

Comparable Properties



22 Coolabah Dr ELTHAM 3095 (REI)

4 2 2

Price: $1,150,000
Method: Private Sale
Date: 03/02/2026
Property Type: House
Land Size: 937 sqm approx

Agent Comments



33 Weidlich Rd ELTHAM NORTH 3095 (REI)

4 2 2

Price: $1,208,000
Method: Private Sale
Date: 03/02/2026
Property Type: House
Land Size: 901 sqm approx

Agent Comments



31 Weidlich Rd ELTHAM NORTH 3095 (REI)

4 2 2

Price: $1,185,000
Method: Sold Before Auction
Date: 27/11/2025
Property Type: House (Res)
Land Size: 859 sqm approx

Agent Comments

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