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 Casuarina Ridge, Eltham North Vic 3095

Indicative selling price

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

Range between $1,440,000 & $1,480,000

Median sale price

Median price $1,220,000 Property Type House Suburb Eltham North

Period - From 28/03/2025 to 27/03/2026 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	62 Progress Rd ELTHAM NORTH 3095	$1,535,500	21/03/2026
2	3 Jessicas La ELTHAM NORTH 3095	$1,456,000	07/03/2026
3	22 Orchard Av ELTHAM NORTH 3095	$1,425,000	29/10/2025

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: 28/03/2026 11:09

6 Casuarina Ridge, Eltham North Vic 3095

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



4 2 2

Property Type: House
Land Size: 1301 sqm approx

Agent Comments

Indicative Selling Price
$1,440,000 - $1,480,000
Median House Price
28/03/2025 - 27/03/2026: $1,220,000

Comparable Properties



62 Progress Rd ELTHAM NORTH 3095 (REI)

4 2 4

Price: $1,535,500
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 2027 sqm approx

Agent Comments



3 Jessicas La ELTHAM NORTH 3095 (REI)

4 2 2

Price: $1,456,000
Method: Private Sale
Date: 07/03/2026
Property Type: House
Land Size: 961 sqm approx

Agent Comments



22 Orchard Av ELTHAM NORTH 3095 (REI/VG)

4 3 2

Price: $1,425,000
Method: Private Sale
Date: 29/10/2025
Property Type: House (Res)
Land Size: 1328 sqm approx

Agent Comments

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