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	20 Acheron Crescent, Eltham North VIC 3095

Indicative selling price

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

Range between $1,080,000 & $1,180,000

Median sale price

Median price $1,240,000 Property Type House Suburb Eltham North

Period - From 30/11/2025 to 30/05/2026 Source price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2 Marong Court Greensborough VIC	$1,151,000	03/03/2026
36 Tamboon Drive St Helena VIC	$1,090,000	09/05/2026
34 Allumba Drive St Helena VIC	$1,150,000	04/03/2026

This Statement of Information was prepared on: 01/06/2026