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	3 Blackwood Close, Eltham North Vic 3095

Indicative selling price

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

Range between $1,250,000 & $1,325,000

Median sale price

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

Period - From 01/04/2025 to 31/03/2026 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	10 Paulette Cl ST HELENA 3088	$1,285,000	26/05/2026
2	118 Weidlich Rd ELTHAM NORTH 3095	$1,310,000	30/04/2026
3	14 Allumba Dr ST HELENA 3088	$1,320,000	14/04/2026

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: 17/06/2026 16:14

3 Blackwood Close, Eltham North Vic 3095

JellisCraig

Aaron Yeats
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0400 067 024
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4 2 1

Rooms: 7
Property Type: House (Res)
Land Size: 1416 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,325,000
Median House Price
Year ending March 2026: $1,218,888

Comparable Properties



10 Paulette Cl ST HELENA 3088 (REI)

4 3 5

Price: $1,285,000
Method: Private Sale
Date: 26/05/2026
Rooms: 5
Property Type: House (Res)

Agent Comments



118 Weidlich Rd ELTHAM NORTH 3095 (REI)

4 2 2

Price: $1,310,000
Method: Private Sale
Date: 30/04/2026
Property Type: House (Res)
Land Size: 778 sqm approx

Agent Comments



14 Allumba Dr ST HELENA 3088 (REI)

4 2 2

Price: $1,320,000
Method: Private Sale
Date: 14/04/2026
Rooms: 5
Property Type: House (Res)
Land Size: 747 sqm approx

Agent Comments

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