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 Colric Place, Eltham North Vic 3095

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,272,500 Property Type House Suburb Eltham North

Period - From 01/07/2024 to 30/06/2025 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	11 Angus Ct ELTHAM NORTH 3095	$1,075,000	11/07/2025
2	4 Toombarra Pl GREENSBOROUGH 3088	$1,062,000	21/06/2025
3	11 Calendonia Dr ELTHAM NORTH 3095	$1,090,000	03/06/2025

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: 04/08/2025 14:27

6 Colric Place, Eltham North Vic 3095

JellisCraig

Aaron Yeats
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Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending June 2025: $1,272,500



3 2 2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 862 sqm approx

Agent Comments

Comparable Properties



11 Angus Ct ELTHAM NORTH 3095 (REI)

3 2 2

Price: $1,075,000
Method: Private Sale
Date: 11/07/2025
Property Type: House (Res)
Land Size: 713 sqm approx

Agent Comments



4 Toombarra Pl GREENSBOROUGH 3088 (REI)

3 2 2

Price: $1,062,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 806 sqm approx

Agent Comments



11 Calendonia Dr ELTHAM NORTH 3095 (REI/VG)

3 2 3

Price: $1,090,000
Method: Private Sale
Date: 03/06/2025
Property Type: House
Land Size: 647 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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