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	38 Liddesdale Grove, Eltham North Vic 3095

Indicative selling price

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

Range between $1,950,000 & $2,145,000

Median sale price

Median price $1,266,000 Property Type House Suburb Eltham North

Period - From 01/04/2025 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	3 Toorak Ct GREENSBOROUGH 3088	$2,300,000	24/04/2025
2	9 Marian Ct ELTHAM NORTH 3095	$1,776,000	13/03/2025
3	8 Toorak Ct GREENSBOROUGH 3088	$2,150,000	10/02/2025

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: 15/07/2025 14:43

38 Liddesdale Grove, Eltham North Vic 3095

BARRYPLANT



5 3 2

Property Type: House
Land Size: 795 sqm approx

Agent Comments

Indicative Selling Price
$1,950,000 - $2,145,000
Median House Price
June quarter 2025: $1,266,000

Comparable Properties



3 Toorak Ct GREENSBOROUGH 3088 (REI/VG)

5 3 3

Price: $2,300,000
Method: Private Sale
Date: 24/04/2025
Rooms: 7
Property Type: House (Res)
Land Size: 1000 sqm approx

Agent Comments



9 Marian Ct ELTHAM NORTH 3095 (VG)

5 - -

Price: $1,776,000
Method: Sale
Date: 13/03/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 1330 sqm approx

Agent Comments



8 Toorak Ct GREENSBOROUGH 3088 (REI/VG)

5 3 2

Price: $2,150,000
Method: Private Sale
Date: 10/02/2025
Rooms: 9
Property Type: House (Res)
Land Size: 1358 sqm approx

Agent Comments

Account - Barry Plant | P: (03) 9431 1243

REIV THE DIFFERENCE

propertydata.com.au

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