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	46 Dunbarton Drive, Eltham North Vic 3095

Indicative selling price

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

Single price $1,100,000

Median sale price

Median price $1,300,000 Property Type House Suburb Eltham North

Period - From 01/09/2024 to 31/08/2025 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	191 Beales Rd ST HELENA 3088	$1,092,000	28/07/2025
2	11 Angus Ct ELTHAM NORTH 3095	$1,075,000	11/07/2025
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: 01/09/2025 15:51

46 Dunbarton Drive, Eltham North Vic 3095

Matt Dougan
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0416 065 115
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4 2 4

Property Type: House
Land Size: 654 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000
Median House Price
01/09/2024 - 31/08/2025: $1,300,000

Comparable Properties



191 Beales Rd ST HELENA 3088 (REI)

3 2 2

Price: $1,092,000
Method: Private Sale
Date: 28/07/2025
Property Type: House (Res)
Land Size: 657 sqm approx

Agent Comments



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



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

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