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<br>Including suburb and postcode | 4 Castle Court, Eltham North Vic 3095 |

## Indicative selling price

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

Range between $950,000 & $1,040,000

## 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 | 28 Macdhui Av ELTHAM NORTH 3095 | $937,000 | 07/06/2025 |
| 2 | 243 St Helena Rd GREENSBOROUGH 3088 | $935,000 | 17/05/2025 |
| 3 | 18 Parry Rd ELTHAM NORTH 3095 | $1,070,000 | 18/03/2025 |

**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: 03/09/2025 16:45

# 4 Castle Court, Eltham North Vic 3095




4 2 2

**Property Type:** House
**Land Size:** 609 sqm approx

Agent Comments

**Indicative Selling Price**
$950,000 - $1,040,000
**Median House Price**
June quarter 2025: $1,266,000

## Comparable Properties



**28 Macdhui Av ELTHAM NORTH 3095 (REI)**

4 2 4

**Price:** $937,000
**Method:** Auction Sale
**Date:** 07/06/2025
**Property Type:** House (Res)
**Land Size:** 655 sqm approx

Agent Comments



**243 St Helena Rd GREENSBOROUGH 3088 (REI/VG)**

4 2 6

**Price:** $935,000
**Method:** Auction Sale
**Date:** 17/05/2025
**Property Type:** House (Res)
**Land Size:** 675 sqm approx

Agent Comments



**18 Parry Rd ELTHAM NORTH 3095 (REI/VG)**

4 2 2

**Price:** $1,070,000
**Method:** Private Sale
**Date:** 18/03/2025
**Rooms:** 5
**Property Type:** House (Res)
**Land Size:** 745 sqm approx

Agent Comments

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

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