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	20 Calendonia Drive, Eltham North Vic 3095

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,260,000 Property Type House Suburb Eltham North

Period - From 01/07/2025 to 30/09/2025 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	59 Allumba Dr ST HELENA 3088	$1,250,000	09/10/2025
2	30 Arcadia Way ELTHAM NORTH 3095	$1,200,000	06/09/2025
3	2 Coolabah Dr ELTHAM 3095	$1,190,000	30/08/2025

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: 05/11/2025 20:41

20 Calendonia Drive, Eltham North Vic 3095

JellisCraig

Ben Flannagan
03 9432 1444
0403 591 678
benflannagan@jelliscraig.com.au



5 3 2

Rooms: 7
Property Type: House
Land Size: 709 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
September quarter 2025: $1,260,000

Comparable Properties



59 Allumba Dr ST HELENA 3088 (REI)

4 2 2

Price: $1,250,000
Method: Private Sale
Date: 09/10/2025
Property Type: House (Res)
Land Size: 944 sqm approx

Agent Comments



30 Arcadia Way ELTHAM NORTH 3095 (REI/VG)

4 3 2

Price: $1,200,000
Method: Private Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 1082 sqm approx

Agent Comments



2 Coolabah Dr ELTHAM 3095 (REI)

4 2 2

Price: $1,190,000
Method: Private Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 967 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE | propertydata.com.au

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