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	18 Dunbarton Drive, Eltham North VIC 3095

Indicative selling price

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

Range between $980,000 & $1,050,000

Median sale price

Median price $1,220,000 Property Type House Suburb Eltham North

Period - From 27/07/2025 to 26/01/2026 Source price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
6 Yurana Court St Helena VIC	$1,030,000	17/11/2025
15 Yangoora Place Greensborough VIC	$985,000	11/10/2025
191 St Helena Road Greensborough VIC	$998,000	09/09/2025

This Statement of Information was prepared on: 27/01/2026