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	11 Nungeroo Court, Eltham North Vic 3095

Indicative selling price

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

Range between $1,280,000 & $1,380,000

Median sale price

Median price $1,240,000 Property Type House Suburb Eltham North

Period - From 13/11/2024 to 12/11/2025 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	1 Elaroo Cl ST HELENA 3088	$1,360,000	22/10/2025
2	17 Pennell St ELTHAM NORTH 3095	$1,400,000	24/07/2025
3	18 Yurana Ct ST HELENA 3088	$1,340,000	01/07/2025

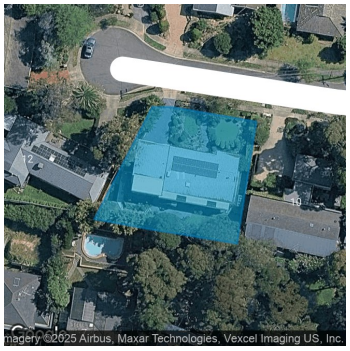
OR

~~**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: 13/11/2025 11:50

11 Nungeroo Court, Eltham North Vic 3095

Tom Kurtschenko
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Property Type:
Agent Comments

Indicative Selling Price
$1,280,000 - $1,380,000
Median House Price
13/11/2024 - 12/11/2025: $1,240,000

Comparable Properties



1 Elaroo Cl ST HELENA 3088 (REI)

4 2 4

Price: $1,360,000
Method: Private Sale
Date: 22/10/2025
Property Type: House
Land Size: 686 sqm approx

Agent Comments



17 Pennell St ELTHAM NORTH 3095 (REI/VG)

4 2 3

Price: $1,400,000
Method: Private Sale
Date: 24/07/2025
Property Type: House
Land Size: 711 sqm approx

Agent Comments



18 Yurana Ct ST HELENA 3088 (REI/VG)

4 2 2

Price: $1,340,000
Method: Private Sale
Date: 01/07/2025
Property Type: House (Res)
Land Size: 816 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

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