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	2/82 Karingal Drive, Eltham North Vic 3095

Indicative selling price

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

Range between $930,000 & $970,000

Median sale price

Median price $1,222,000 Property Type House Suburb Eltham North

Period - From 29/01/2025 to 28/01/2026 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	4/139 St Helena Rd GREENSBOROUGH 3088	$950,000	17/10/2025
2	4/46 Diamond Creek Rd GREENSBOROUGH 3088	$970,000	09/10/2025
3	4/36 Alexandra St GREENSBOROUGH 3088	$945,000	20/08/2025

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: 29/01/2026 12:15

2/82 Karingal Drive, Eltham North Vic 3095

JellisCraig

Trent Grindal
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3 2 3

Property Type: House
Land Size: 343 sqm approx

Agent Comments

Indicative Selling Price
$930,000 - $970,000
Median House Price
29/01/2025 - 28/01/2026: $1,222,000

Comparable Properties



4/139 St Helena Rd GREENSBOROUGH 3088 (REI/VG)

3 2 2

Price: $950,000
Method: Private Sale
Date: 17/10/2025
Rooms: 6
Property Type: Unit

Agent Comments



4/46 Diamond Creek Rd GREENSBOROUGH 3088 (REI/VG)

3 2 2

Price: $970,000
Method: Private Sale
Date: 09/10/2025
Property Type: Townhouse (Single)
Land Size: 370 sqm approx

Agent Comments

4/36 Alexandra St GREENSBOROUGH 3088 (REI/VG)

3 2 2

Price: $945,000
Method: Private Sale
Date: 20/08/2025
Rooms: 5
Property Type: House (Res)
Land Size: 274 sqm approx

Agent Comments

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