

# 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 6 Glencairn Court, Eltham North Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,075,000 & \$1,175,000

### Median sale price

Median price \$1,137,000 Property Type House Suburb Eltham North

Period - From 01/10/2025 to 31/12/2025 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	3 Wakefield CI ELTHAM NORTH 3095	\$1,110,000	29/01/2026
2	41 Arcadia Way ELTHAM NORTH 3095	\$1,170,000	07/11/2025
3	1 Angus Ct ELTHAM NORTH 3095	\$1,080,000	16/10/2025

**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: 03/03/2026 12:00

Craig Maskell  
03 9431 1222  
0411 950 052

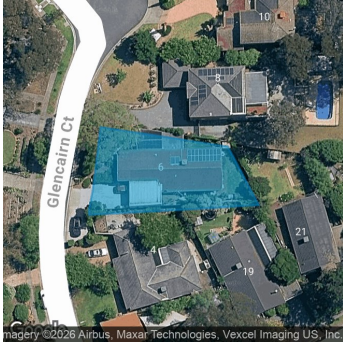
craigmaskell@jellisrcraig.com.au

**Indicative Selling Price**

\$1,075,000 - \$1,175,000

**Median House Price**

December quarter 2025: \$1,137,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 572 sqm approx

Agent Comments

## Comparable Properties



**3 Wakefield CI ELTHAM NORTH 3095 (REI)**

Agent Comments



**Price:** \$1,110,000

**Method:** Private Sale

**Date:** 29/01/2026

**Property Type:** House (Res)

**Land Size:** 876 sqm approx



**41 Arcadia Way ELTHAM NORTH 3095 (REI/VG)**

Agent Comments



**Price:** \$1,170,000

**Method:** Private Sale

**Date:** 07/11/2025

**Property Type:** House

**Land Size:** 743 sqm approx



**1 Angus Ct ELTHAM NORTH 3095 (REI/VG)**

Agent Comments



**Price:** \$1,080,000

**Method:** Private Sale

**Date:** 16/10/2025

**Property Type:** House (Res)

**Land Size:** 652 sqm approx

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