

# 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

32 Scenic Crescent, 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

\$1,050,000

&

\$1,150,000

### Median sale price

Median price

\$1,222,000

Property Type

House

Suburb

Eltham North

Period - From

20/09/2025

to

19/03/2026

Source

price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

**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.

| Address of comparable property     | Price       | Date of sale |
|------------------------------------|-------------|--------------|
| 3 Wakefield Close Eltham North VIC | \$1,110,000 | 29/01/2026   |
|                                    |             |              |
|                                    |             |              |

This Statement of Information was prepared on:

20/03/2026