

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 Casuarina Ridge, Eltham North Vic 3095

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,220,000

Property Type

House

Suburb

Eltham North

Period - From

25/02/2025

to

24/02/2026

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 Darwinia Rise ELTHAM NORTH 3095	\$1,560,000	18/11/2025
2	3 Lenkunya Ct ELTHAM NORTH 3095	\$1,511,000	11/11/2025
3	15 Hillcrest Rd ELTHAM NORTH 3095	\$1,551,250	27/08/2025

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:

25/02/2026 10:58

Trent Grindal

9431 1222

0468 936 914

trentgrindal@jellisrcraig.com.au

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

25/02/2025 - 24/02/2026: \$1,220,000

**Property Type:** House

Agent Comments

Comparable Properties

**4 Darwinia Rise ELTHAM NORTH 3095 (REI/VG)**

Agent Comments

**Price:** \$1,560,000**Method:** Private Sale**Date:** 18/11/2025**Property Type:** House (Res)**Land Size:** 964 sqm approx**3 Lenkunya Ct ELTHAM NORTH 3095 (REI/VG)**

Agent Comments

**Price:** \$1,511,000**Method:** Private Sale**Date:** 11/11/2025**Rooms:** 5**Property Type:** House (Res)**Land Size:** 989 sqm approx**15 Hillcrest Rd ELTHAM NORTH 3095 (REI/VG)**

Agent Comments

**Price:** \$1,551,250**Method:** Private Sale**Date:** 27/08/2025**Rooms:** 6**Property Type:** House (Res)**Land Size:** 1294 sqm approx

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



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