Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 50 Orchard Avenue, Eltham North Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	ו \$1,100,000		&		\$1,200,000				
Median sale price									
Median price	\$1,234,000	Pro	Property Type Ho		ouse		Suburb	Eltham North	
Period - From	16/06/2024	to	15/06/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	11 Calendonia Dr ELTHAM NORTH 3095	\$1,090,000	03/06/2025
2	21 Shalbury Av ELTHAM 3095	\$1,100,000	17/04/2025
3	35 Snowball Rd ELTHAM NORTH 3095	\$1,220,000	05/04/2025

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:

16/06/2025 15:21



50 Orchard Avenue, Eltham North Vic 3095



Aaron Yeats





Rooms: 6 Property Type: House Land Size: 916 sqm approx Agent Comments 9431 1222 0400 067 024 aaronyeats@jelliscraig.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price 16/06/2024 - 15/06/2025: \$1,234,000

Comparable Properties

11 Calendonia Dr ELTHAM NORTH 3095 (REI) 3 2 3 3 Price: \$1,090,000 Method: Private Sale Date: 03/06/2025 Property Type: House Land Size: 647 sqm approx	Agent Comments
21 Shalbury Av ELTHAM 3095 (REI/VG) 2 2 2 2 Price: \$1,100,000 Method: Private Sale Date: 17/04/2025 Property Type: House Land Size: 697 sqm approx	Agent Comments
35 Snowball Rd ELTHAM NORTH 3095 (REI/VG) 4 2 2 2 Price: \$1,220,000 Method: Private Sale Date: 05/04/2025 Property Type: House Land Size: 656 sqm approx	Agent Comments

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



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