

# 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

3 Liddesdale Grove, 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

\$1,200,000

&

\$1,290,000

### Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Eltham North

Period - From

15/09/2025

to

14/09/2026

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 | 11 Serafini Ct ELTHAM NORTH 3095 | \$1,224,000 | 22/08/2026   |
| 2 | 13 Sarah Ct ELTHAM NORTH 3095    | \$1,285,000 | 20/07/2026   |
| 3 | 197 Ryans Rd ELTHAM NORTH 3095   | \$1,260,000 | 15/07/2026   |

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:

15/09/2026 14:44

3 Liddesdale Grove, Eltham North Vic 3095



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$1,200,000 - \$1,290,000  
**Median House Price**  
15/09/2025 - 14/09/2026: \$1,200,000

## Comparable Properties



11 Serafini Ct ELTHAM NORTH 3095 (REI)

Agent Comments



**Price:** \$1,224,000  
**Method:** Private Sale  
**Date:** 22/08/2026  
**Property Type:** House (Res)  
**Land Size:** 811 sqm approx



13 Sarah Ct ELTHAM NORTH 3095 (REI)

Agent Comments



**Price:** \$1,285,000  
**Method:** Private Sale  
**Date:** 20/07/2026  
**Property Type:** House  
**Land Size:** 875 sqm approx



197 Ryans Rd ELTHAM NORTH 3095 (REI)

Agent Comments



**Price:** \$1,260,000  
**Method:** Private Sale  
**Date:** 15/07/2026  
**Property Type:** House  
**Land Size:** 757 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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