

# 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

2 Brae 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 \$950,000 & \$1,045,000

### Median sale price

Median price \$1,210,000 Property Type House Suburb Eltham North

Period - From 01/01/2026 to 31/03/2026 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	10 Nulgarrah Cr GREENSBOROUGH 3088	\$985,000	12/05/2026
2	18 Dunbarton Dr ELTHAM NORTH 3095	\$1,021,500	04/02/2026
3	19 Macdhui Av ELTHAM NORTH 3095	\$1,060,000	19/01/2026

**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: 10/06/2026 11:15



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**Property Type:** House  
**Land Size:** 749 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median House Price**  
March quarter 2026: \$1,210,000

## Comparable Properties



**10 Nulgarrah Cr GREENSBOROUGH 3088 (REI)**

**Agent Comments**

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**Price:** \$985,000  
**Method:** Private Sale  
**Date:** 12/05/2026  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 733 sqm approx



**18 Dunbarton Dr ELTHAM NORTH 3095 (REI/VG)**

**Agent Comments**

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**Price:** \$1,021,500  
**Method:** Private Sale  
**Date:** 04/02/2026  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 739 sqm approx



**19 Macdhui Av ELTHAM NORTH 3095 (REI/VG)**

**Agent Comments**

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**Price:** \$1,060,000  
**Method:** Private Sale  
**Date:** 19/01/2026  
**Property Type:** House (Res)  
**Land Size:** 550 sqm approx

**Account - McGrath Box Hill | P: 03 9889 8800**