

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 Serafini Court, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,180,000

&

\$1,260,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Eltham North

Period - From 01/07/2025

to

30/06/2026

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	11 Serafini Ct ELTHAM NORTH 3095	\$1,224,000	24/08/2026
2	197 Ryans Rd ELTHAM NORTH 3095	\$1,260,000	15/07/2026
3	16 Parry Rd ELTHAM NORTH 3095	\$1,200,000	28/05/2026

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:

31/08/2026 10:19

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Indicative Selling Price

\$1,180,000 - \$1,260,000

Median House Price

Year ending June 2026: \$1,200,000



4 2 2

Property Type: House

Land Size: 770 sqm approx

Agent Comments

Comparable Properties



11 Serafini Ct ELTHAM NORTH 3095 (REI)

Agent Comments

4 2 6

Price: \$1,224,000

Method: Private Sale

Date: 24/08/2026

Property Type: House

Land Size: 811 sqm approx



197 Ryans Rd ELTHAM NORTH 3095 (REI)

Agent Comments

4 2 2

Price: \$1,260,000

Method: Private Sale

Date: 15/07/2026

Property Type: House

Land Size: 757 sqm approx



16 Parry Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,200,000

Method: Private Sale

Date: 28/05/2026

Rooms: 7

Property Type: House (Res)

Land Size: 660 sqm approx

Account - Jellis Craig | P: 03 94321444