

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

84 Valonia Drive, Eltham Vic 3095

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,180,000

Property Type House

Suburb Eltham

Period - From 01/04/2023

to 30/06/2023

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	20 Darkan Ct ELTHAM 3095	\$1,250,000	26/09/2023
2	93 Valonia Dr ELTHAM 3095	\$1,188,000	13/05/2023
3	4 Kiah Mews ELTHAM 3095	\$1,140,000	27/09/2023

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:

03/10/2023 16:06



5 2 1

Property Type: House
Land Size: 803 sqm approx
Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

June quarter 2023: \$1,180,000

Comparable Properties



20 Darkan Ct ELTHAM 3095 (REI)

5 3 2

Price: \$1,250,000
Method: Private Sale
Date: 26/09/2023
Property Type: House
Land Size: 1316 sqm approx

Agent Comments

Larger block and larger home



93 Valonia Dr ELTHAM 3095 (REI/VG)

4 3 2

Price: \$1,188,000
Method: Auction Sale
Date: 13/05/2023
Property Type: House (Res)
Land Size: 863 sqm approx

Agent Comments



4 Kiah Mews ELTHAM 3095 (REI)

4 2 2

Price: \$1,140,000
Method: Private Sale
Date: 27/09/2023
Property Type: House (Res)
Land Size: 791 sqm approx

Agent Comments

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