

# 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

94 Valonia Drive, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,220,000

Property Type House

Suburb Eltham

Period - From 29/03/2022

to

28/03/2023

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	9 Lexham Sq ELTHAM 3095	\$1,230,000	12/12/2022
2	10 Nundah Dr ELTHAM 3095	\$1,160,000	29/11/2022
3	64 Valonia Dr ELTHAM 3095	\$1,155,000	07/12/2022

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:

29/03/2023 15:25

94 Valonia Drive, Eltham Vic 3095

**Jellis  
Craig**

Trent Grindal

9431 1222

0468 936 914

trentgrindal@jellisrcraig.com.au

**Indicative Selling Price**

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

**Median House Price**

29/03/2022 - 28/03/2023: \$1,220,000



4 2 2

**Property Type:** House (Res)

**Land Size:** 852 sqm approx

Agent Comments

## Comparable Properties



**9 Lexham Sq ELTHAM 3095 (REI/VG)**

Agent Comments

3 2 3

**Price:** \$1,230,000

**Method:** Private Sale

**Date:** 12/12/2022

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 925 sqm approx



**10 Nundah Dr ELTHAM 3095 (REI/VG)**

Agent Comments

3 3 2

**Price:** \$1,160,000

**Method:** Private Sale

**Date:** 29/11/2022

**Property Type:** House

**Land Size:** 793 sqm approx



**64 Valonia Dr ELTHAM 3095 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,155,000

**Method:** Private Sale

**Date:** 07/12/2022

**Property Type:** House

**Land Size:** 785 sqm approx

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



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