

# 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

10 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 \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,300,000

Property Type House

Suburb Eltham

Period - From 01/07/2023

to

30/06/2024

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 | 4 Christine Av ELTHAM 3095     | \$1,390,000 | 10/08/2024   |
| 2 | 22 Beard St ELTHAM 3095        | \$1,325,000 | 06/08/2024   |
| 3 | 16 Enfield St ELTHAM 3095      | \$1,400,000 | 10/07/2024   |

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:

12/09/2024 13:03



4 3 2

Property Type: House  
Land Size: 808 sqm approx  
Agent Comments

Comparable Properties



4 Christine Av ELTHAM 3095 (REI/VG)

Agent Comments

5 3 -

Price: \$1,390,000  
Method: Private Sale  
Date: 10/08/2024  
Property Type: House  
Land Size: 793 sqm approx



22 Beard St ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,325,000  
Method: Private Sale  
Date: 06/08/2024  
Rooms: 7  
Property Type: House (Res)  
Land Size: 794 sqm approx



16 Enfield St ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,400,000  
Method: Private Sale  
Date: 10/07/2024  
Property Type: House  
Land Size: 878 sqm approx