

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

24 Valonia Drive, Eltham Vic 3095

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

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	42 Arthur St ELTHAM 3095	\$1,051,000	30/05/2024
2	14 Glenister Dr ELTHAM 3095	\$1,110,000	04/04/2024
3	16 Griffin Ct ELTHAM 3095	\$985,000	24/02/2024

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:

31/07/2024 15:39



Property Type: House (Res)

Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price

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

Median House Price

Year ending June 2024: \$1,300,000

Comparable Properties



42 Arthur St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,051,000

Method: Private Sale

Date: 30/05/2024

Rooms: 9

Property Type: House (Res)

Land Size: 841 sqm approx



14 Glenister Dr ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,110,000

Method: Private Sale

Date: 04/04/2024

Property Type: House

Land Size: 818 sqm approx



16 Griffin Ct ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$985,000

Method: Private Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 682 sqm approx

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