

# 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

8 Nundah Drive, Eltham Vic 3095

### Indicative selling price

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

Range between \$1,150,000 & \$1,265,000

### Median sale price

Median price \$1,235,000 Property Type House Suburb Eltham

Period - From 01/01/2024 to 31/12/2024 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 | 36 Valonia Dr ELTHAM 3095      | \$1,185,000 | 14/10/2024   |
| 2 | 17 Floriston Gr ELTHAM 3095    | \$1,241,000 | 19/08/2024   |
| 3 | 29 Leane Dr ELTHAM 3095        | \$1,265,000 | 31/07/2024   |

**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:

29/01/2025 08:53



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 790 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,150,000 - \$1,265,000  
**Median House Price**  
Year ending December 2024: \$1,235,000

## Comparable Properties



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

Agent Comments



**Price:** \$1,185,000  
**Method:** Private Sale  
**Date:** 14/10/2024  
**Property Type:** House  
**Land Size:** 826 sqm approx



**17 Floriston Gr ELTHAM 3095 (REI/VG)**

Agent Comments



**Price:** \$1,241,000  
**Method:** Private Sale  
**Date:** 19/08/2024  
**Property Type:** House  
**Land Size:** 805 sqm approx



**29 Leane Dr ELTHAM 3095 (REI/VG)**

Agent Comments



**Price:** \$1,265,000  
**Method:** Private Sale  
**Date:** 31/07/2024  
**Property Type:** House  
**Land Size:** 963 sqm approx

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