

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 Long Valley Way, 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

\$1,260,000

Property Type

House

Suburb

Eltham

Period - From

01/04/2025

to

30/06/2025

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	6 Ancona Ct ELTHAM 3095	\$1,140,000	01/09/2025
2	2 Coolabah Dr ELTHAM 3095	\$1,190,000	30/08/2025
3	1 Jinkana Gr ELTHAM 3095	\$1,200,000	10/07/2025

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:

08/09/2025 15:29

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Indicative Selling Price

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

Median House Price

June quarter 2025: \$1,260,000



Property Type: House

Land Size: 975 sqm approx

Agent Comments

Comparable Properties



6 Ancona Ct ELTHAM 3095 (REI)

Agent Comments



Price: \$1,140,000

Method: Private Sale

Date: 01/09/2025

Property Type: House

Land Size: 774 sqm approx



2 Coolabah Dr ELTHAM 3095 (REI)

Agent Comments



Price: \$1,190,000

Method: Private Sale

Date: 30/08/2025

Property Type: House

Land Size: 967 sqm approx



1 Jinkana Gr ELTHAM 3095 (REI)

Agent Comments



Price: \$1,200,000

Method: Sold Before Auction

Date: 10/07/2025

Property Type: House (Res)

Land Size: 835 sqm approx

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