

# 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

11 Valley Park Grove, 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 \$1,500,000

&

\$1,600,000

### Median sale price

Median price \$1,222,500

Property Type House

Suburb Eltham

Period - From 12/09/2024

to

11/09/2025

Source Property Data

### 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	35 Falkiner St ELTHAM 3095	\$1,501,000	01/07/2025
2	19 Mulberry Ct ELTHAM 3095	\$1,641,000	26/04/2025
3			

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:

12/09/2025 09:20

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4 2 2

**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,600,000  
**Median House Price**  
12/09/2024 - 11/09/2025: \$1,222,500

## Comparable Properties



**35 Falkiner St ELTHAM 3095 (REI)**

**Agent Comments**

4 2 3

**Price:** \$1,501,000  
**Method:** Private Sale  
**Date:** 01/07/2025  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx



**19 Mulberry Ct ELTHAM 3095 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,641,000  
**Method:** Private Sale  
**Date:** 26/04/2025  
**Property Type:** House  
**Land Size:** 926 sqm approx

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.

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



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