## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

\$1,570,000

# Property offered for sale

Address Including suburb and postcode 11 Valley Park Grove, Eltham Vic 3095
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#### Indicative selling price

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

#### Median sale price

Median price	\$1,230,000	Pro	perty Type	House		Suburb	Eltham
Period - From	14/10/2024	to	13/10/2025		Source	Property	/ Data

# Comparable property sales (\*Delete A or B below as applicable)

4 Riverina Rd MONTMORENCY 3094

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.

Ad	dress of comparable property	Price	Date of sale
1	83 Franklin St ELTHAM 3095	\$1,580,000	01/08/2025
2	35 Falkiner St ELTHAM 3095	\$1,501,000	01/07/2025

#### OR

3

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:	14/10/2025 11:05



11/06/2025

# **JellisCraig**

Tom Kurtschenko 0417 502 944 tomkurtschenko@jelliscraig.com.au

**Indicative Selling Price** \$1,530,000 - \$1,570,000 **Median House Price** 14/10/2024 - 13/10/2025: \$1,230,000





Property Type: House Land Size: 697 sqm approx **Agent Comments** 

# Comparable Properties



83 Franklin St ELTHAM 3095 (REI)

Price: \$1,580,000 Method: Private Sale Date: 01/08/2025 Property Type: House Agent Comments



35 Falkiner St ELTHAM 3095 (REI)

Price: \$1,501,000 Method: Private Sale Date: 01/07/2025

Rooms: 8

Property Type: House (Res) Land Size: 700 sqm approx

Agent Comments

4 Riverina Rd MONTMORENCY 3094 (REI/VG)

Price: \$1,570,000 Method: Private Sale Date: 11/06/2025

Rooms: 6

Property Type: House (Res) Land Size: 355 sqm approx

Agent Comments

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



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