Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,320,000

Property offered for sale

Address	19 Dandallo Drive, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,220,000 & \$1,320,000	\$1,220,000	petween \$1,220,000	&	\$1,320,000
---	-------------	---------------------	---	-------------

Median sale price

Median price	\$1,250,000	Pro	perty Type	House		Suburb	Eltham
Period - From	13/11/2024	to	12/11/2025		Source	Property	/ Data

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

22 Balmoral Cirt ELTHAM 3095

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.

Add	dress of comparable property	Price	Date of sale
1	8 Ashdale Gr ELTHAM 3095	\$1,230,000	13/10/2025
2	10 Long Valley Way ELTHAM 3095	\$1,230,000	25/09/2025

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.

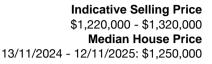
This Statement of Information was prepared on:	13/11/2025 10:25



18/07/2025

JellisCraig

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







Comparable Properties



8 Ashdale Gr ELTHAM 3095 (REI)

4

Price: \$1,230,000

—

2

a 2

Method: Private Sale
Date: 13/10/2025
Property Type: House (F

Property Type: House (Res) **Land Size:** 908 sqm approx

Agent Comments



10 Long Valley Way ELTHAM 3095 (REI/VG)

4

÷

6

2

Agent Comments

Agent Comments

Price: \$1,230,000 Method: Private Sale Date: 25/09/2025 Property Type: House Land Size: 984 sqm approx



22 Balmoral Cirt ELTHAM 3095 (REI/VG)

•

1

—

- ----

a, '

Price: \$1,320,000

Date: 18/07/2025 **Property Type:** House **Land Size:** 1110 sgm approx

Method: Private Sale

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.