

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

19 Dandallo Drive, Eltham Vic 3095

Indicative selling price

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

Range between \$1,220,000

&

\$1,320,000

Median sale price

Median price \$1,250,000

Property 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)

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	8 Ashdale Gr ELTHAM 3095	\$1,230,000	13/10/2025
2	10 Long Valley Way ELTHAM 3095	\$1,230,000	25/09/2025
3	22 Balmoral Cirt ELTHAM 3095	\$1,320,000	18/07/2025

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:

13/11/2025 10:25



Property Type:
Agent Comments

Indicative Selling Price
\$1,220,000 - \$1,320,000
Median House Price
13/11/2024 - 12/11/2025: \$1,250,000

Comparable Properties



8 Ashdale Gr ELTHAM 3095 (REI)

Agent Comments



Price: \$1,230,000
Method: Private Sale
Date: 13/10/2025
Property Type: House (Res)
Land Size: 908 sqm approx



10 Long Valley Way ELTHAM 3095 (REI/VG)

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)

Agent Comments



Price: \$1,320,000
Method: Private Sale
Date: 18/07/2025
Property Type: House
Land Size: 1110 sqm approx

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