

## 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 22 Coolabah 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 \$1,100,000 & \$1,200,000

#### Median sale price

Median price \$1,230,000 Property Type House Suburb Eltham  
Period - From 01/10/2024 to 30/09/2025 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	34 Valonia Dr ELTHAM 3095	\$1,200,000	17/11/2025
2	67 Henry St ELTHAM 3095	\$1,185,000	07/11/2025
3	6 Ancona Ct ELTHAM 3095	\$1,140,000	01/09/2025

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:

08/01/2026 16:04

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**Property Type:** House (Res)**Land Size:** 937 sqm approx

Agent Comments

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000

**Median House Price**

Year ending September 2025: \$1,230,000

## Comparable Properties

**34 Valonia Dr ELTHAM 3095 (REI/VG)**

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2

**Price:** \$1,200,000**Method:** Private Sale**Date:** 17/11/2025**Property Type:** House**Land Size:** 860 sqm approx

Agent Comments

**67 Henry St ELTHAM 3095 (REI/VG)**

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2

**Price:** \$1,185,000**Method:** Private Sale**Date:** 07/11/2025**Rooms:** 5**Property Type:** House (Res)**Land Size:** 818 sqm approx

Agent Comments

**6 Ancona Ct ELTHAM 3095 (REI/VG)**

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**Price:** \$1,140,000**Method:** Private Sale**Date:** 01/09/2025**Property Type:** House**Land Size:** 774 sqm approx

Agent Comments

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