Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2 Valonia Drive, Eltham Vic 3095
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Indicative selling price

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

Range between	\$1,150,000	&	\$1,250,000

Median sale price

Median price	\$1,195,000	Pro	perty Type	House		Suburb	Eltham
Period - From	01/07/2025	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.

Ad	dress of comparable property	Price	Date of sale
1	59 Valonia Dr ELTHAM 3095	\$1,050,000	20/08/2025
2	24 Christine Av ELTHAM 3095	\$1,210,000	27/05/2025
3	4 Fairdale Ct FLTHAM 3095	\$1,212,000	14/04/2025

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:	30/10/2025 12:12









Property Type: House Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 **Median House Price** September guarter 2025: \$1,195,000

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.

Comparable Properties



59 Valonia Dr ELTHAM 3095 (REI/VG)

Price: \$1,050,000 Method: Private Sale Date: 20/08/2025

Rooms: 4

Property Type: House (Res) Land Size: 810 sqm approx **Agent Comments**

24 Christine Av ELTHAM 3095 (REI/VG)







Price: \$1,210,000 Method: Private Sale Date: 27/05/2025

Property Type: House (Res) Land Size: 790 sqm approx

Agent Comments

4 Fairdale Ct ELTHAM 3095 (REI/VG)



Agent Comments

Price: \$1,212,000 Method: Private Sale Date: 14/04/2025 Property Type: House Land Size: 837 sqm approx

Account - Barry Plant | P: (03) 9431 1243





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