

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

34 Valonia Drive, Eltham Vic 3095

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 \$1,232,500 Property Type House Suburb Eltham

Period - From 31/10/2024 to 30/10/2025 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	6 Ancona Ct ELTHAM 3095	\$1,140,000	01/09/2025
2	2 Coolabah Dr ELTHAM 3095	\$1,190,000	30/08/2025
3	1 Jinkana Gr ELTHAM 3095	\$1,200,000	10/07/2025

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:

31/10/2025 10:40

Aaron Yeats

9431 1222

0400 067 024

aaronyeats@jellisrcraig.com.au



 4  2  2

Rooms: 7

Property Type: House (Res)

Land Size: 859 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

31/10/2024 - 30/10/2025: \$1,232,500

Comparable Properties



6 Ancona Ct ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,140,000

Method: Private Sale

Date: 01/09/2025

Property Type: House

Land Size: 774 sqm approx



2 Coolabah Dr ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,190,000

Method: Private Sale

Date: 30/08/2025

Property Type: House (Res)

Land Size: 967 sqm approx



1 Jinkana Gr ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,200,000

Method: Sold Before Auction

Date: 10/07/2025

Property Type: House (Res)

Land Size: 835 sqm approx

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.