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	42 Valonia 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 \$1,150,000	&	\$1,250,000
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Median sale price

Median price	\$1,250,000	Pro	perty Type	House		Suburb	Eltham
Period - From	27/11/2024	to	26/11/2025		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	91 Valonia Dr ELTHAM 3095	\$1,221,000	19/11/2025
2	8 Ashdale Gr ELTHAM 3095	\$1,230,000	13/10/2025
3	75 Valonia Dr ELTHAM 3095	\$1,230,000	23/08/2025

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:	27/11/2025 10:07



JellisCraig

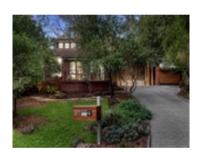
Trent Grindal 9431 1222 0468 936 914 trentgrindal@jelliscraig.com.au

Indicative Selling Price \$1,150,000 - \$1,250,000 **Median House Price** 27/11/2024 - 26/11/2025: \$1,250,000



Property Type: House Land Size: 815 sqm approx **Agent Comments**

Comparable Properties



91 Valonia Dr ELTHAM 3095 (REI)

Price: \$1,221,000 Method: Private Sale

Property Type: House (Res) Land Size: 912 sqm approx **Agent Comments**



8 Ashdale Gr ELTHAM 3095 (REI/VG)

Date: 19/11/2025

Agent Comments

Price: \$1,230,000 Method: Private Sale Date: 13/10/2025

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



75 Valonia Dr ELTHAM 3095 (REI/VG)

Price: \$1,230,000 Method: Private Sale Date: 23/08/2025 Property Type: House Land Size: 861 sqm approx

Agent Comments

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





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