

# 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

42 Valonia Drive, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,250,000

Property 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

Trent Grindal

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**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

27/11/2024 - 26/11/2025: \$1,250,000



4
 3
 2

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

## Comparable Properties

**91 Valonia Dr ELTHAM 3095 (REI)****Agent Comments**

5
 2
 2

**Price:** \$1,221,000**Method:** Private Sale**Date:** 19/11/2025**Property Type:** House (Res)**Land Size:** 912 sqm approx**8 Ashdale Gr ELTHAM 3095 (REI/VG)****Agent Comments**

4
 2
 2

**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)****Agent Comments**

4
 2
 2

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

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