

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

10 Novello Court, Eltham Vic 3095

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,257,000

Property Type House

Suburb Eltham

Period - From 01/01/2025

to

31/12/2025

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	42 Valonia Dr ELTHAM 3095	\$1,055,000	14/03/2026
2	115 Dalton St ELTHAM 3095	\$1,100,000	07/03/2026
3	123 Napoleon St ELTHAM 3095	\$1,050,000	23/11/2025

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:

07/04/2026 12:43



Property Type: House (Previously Occupied - Detached)
Land Size: 845 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending December 2025: \$1,257,000

Comparable Properties



42 Valonia Dr ELTHAM 3095 (REI)

[Agent Comments](#)



Price: \$1,055,000
Method: Private Sale
Date: 14/03/2026
Property Type: House
Land Size: 815 sqm approx



115 Dalton St ELTHAM 3095 (REI)

[Agent Comments](#)



Price: \$1,100,000
Method: Private Sale
Date: 07/03/2026
Property Type: House
Land Size: 791 sqm approx



123 Napoleon St ELTHAM 3095 (REI/VG)

[Agent Comments](#)



Price: \$1,050,000
Method: Private Sale
Date: 23/11/2025
Property Type: House (Res)
Land Size: 870 sqm approx