

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

22 Valonia Drive, Eltham Vic 3095

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,285,000

Property Type House

Suburb Eltham

Period - From 01/01/2026

to

31/03/2026

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	3 Nundah Dr ELTHAM 3095	\$1,011,000	02/04/2026
2	42 Valonia Dr ELTHAM 3095	\$1,055,000	14/03/2026
3	65 Milborne Cr ELTHAM 3095	\$1,100,000	30/01/2026

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:

28/05/2026 12:28



3 2 2

Rooms: 5

Property Type: House

Land Size: 864 sqm approx

Agent Comments

Comparable Properties



3 Nundah Dr ELTHAM 3095 (VG)

Agent Comments

3 - -

Price: \$1,011,000

Method: Sale

Date: 02/04/2026

Property Type: House (Previously Occupied - Detached)

Land Size: 793 sqm approx



42 Valonia Dr ELTHAM 3095 (REI/VG)

Agent Comments

4 3 2

Price: \$1,055,000

Method: Private Sale

Date: 14/03/2026

Property Type: House

Land Size: 815 sqm approx



65 Milborne Cr ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Private Sale

Date: 30/01/2026

Property Type: House (Res)

Land Size: 839 sqm approx