

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

84 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 \$1,189,000 Property Type House Suburb Eltham

Period - From 01/07/2022 to 30/06/2023 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	34 Luck St ELTHAM 3095	\$1,130,000	01/04/2023
2	146 Franklin St ELTHAM 3095	\$1,090,000	06/04/2023
3	36 Henry St ELTHAM 3095	\$1,055,000	04/04/2023

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:

06/09/2023 13:58



5
 2
 1

Property Type: House
Land Size: 803 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,150,000
Median House Price
 Year ending June 2023: \$1,189,000

Comparable Properties



34 Luck St ELTHAM 3095 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,130,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 868 sqm approx



146 Franklin St ELTHAM 3095 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,090,000
Method: Private Sale
Date: 06/04/2023
Rooms: 6
Property Type: House (Res)
Land Size: 818 sqm approx



36 Henry St ELTHAM 3095 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,055,000
Method: Private Sale
Date: 04/04/2023
Property Type: House
Land Size: 866 sqm approx

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