

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 96 Valonia Drive, Eltham Vic 3095

Indicative selling price

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

Range between \$1,900,000 & \$2,000,000

Median sale price

Median price \$1,210,000 Property Type House Suburb Eltham

Period - From 22/02/2023 to 21/02/2024 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	5 Renshaw Dr ELTHAM 3095	\$2,105,000	18/11/2023
2	5 Plumtree Cl ELTHAM 3095	\$1,920,000	30/10/2023
3			

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: 22/02/2024 13:06



Property Type: House (Previously Occupied - Detached)
Land Size: 834 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,900,000 - \$2,000,000
Median House Price
 22/02/2023 - 21/02/2024: \$1,210,000

Comparable Properties



5 Renshaw Dr ELTHAM 3095 (REI)



Price: \$2,105,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments

5 Renshaw Drive was a much smaller home but was a different location



5 Plumtree Cl ELTHAM 3095 (REI/VG)



Price: \$1,920,000
Method: Private Sale
Date: 30/10/2023
Property Type: House
Land Size: 1745 sqm approx

Agent Comments

5 Plumtree Close was a much older home however was on twice the land holding

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.

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