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<br>Including suburb and postcode | 34 Valonia Drive, Eltham Vic 3095 |

## Indicative selling price

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

Range between $1,100,000 & $1,200,000

## Median sale price

Median price $1,232,500 Property Type House Suburb Eltham

Period - From 31/10/2024 to 30/10/2025 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 | 6 Ancona Ct ELTHAM 3095 | $1,140,000 | 01/09/2025 |
| 2 | 2 Coolabah Dr ELTHAM 3095 | $1,190,000 | 30/08/2025 |
| 3 | 1 Jinkana Gr ELTHAM 3095 | $1,200,000 | 10/07/2025 |

**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: 31/10/2025 10:40

# 34 Valonia Drive, Eltham Vic 3095

JellisCraig

Aaron Yeats
9431 1222
0400 067 024
aaronyeats@jelliscraig.com.au



4 2 2

**Rooms:** 7
**Property Type:** House (Res)
**Land Size:** 859 sqm approx

Agent Comments

**Indicative Selling Price**
$1,100,000 - $1,200,000
**Median House Price**
31/10/2024 - 30/10/2025: $1,232,500

## Comparable Properties



**6 Ancona Ct ELTHAM 3095 (REI/VG)**

4 2 2

**Price:** $1,140,000
**Method:** Private Sale
**Date:** 01/09/2025
**Property Type:** House
**Land Size:** 774 sqm approx

Agent Comments



**2 Coolabah Dr ELTHAM 3095 (REI)**

4 2 2

**Price:** $1,190,000
**Method:** Private Sale
**Date:** 30/08/2025
**Property Type:** House (Res)
**Land Size:** 967 sqm approx

Agent Comments



**1 Jinkana Gr ELTHAM 3095 (REI/VG)**

4 2 2

**Price:** $1,200,000
**Method:** Sold Before Auction
**Date:** 10/07/2025
**Property Type:** House (Res)
**Land Size:** 835 sqm approx

Agent Comments



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