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	57 Valonia Drive, Eltham Vic 3095

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,217,000 Property Type House Suburb Eltham

Period - From 02/10/2024 to 01/10/2025 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	13 Fairdale Ct ELTHAM 3095	$1,327,000	28/08/2025
2	22 Balmoral Cirt ELTHAM 3095	$1,320,000	18/07/2025
3	65 Maroong Dr RESEARCH 3095	$1,400,000	01/07/2025

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: 02/10/2025 11:01

57 Valonia Drive, Eltham Vic 3095

JellisCraig

Tom Kurtschenko
0417 502 944
tomkurtschenko@jelliscraig.com.au



4 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 791 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
02/10/2024 - 01/10/2025: $1,217,000

Comparable Properties



13 Fairdale Ct ELTHAM 3095 (REI)

4 2 2

Price: $1,327,000
Method: Private Sale
Date: 28/08/2025
Property Type: House (Res)
Land Size: 834 sqm approx

Agent Comments



22 Balmoral Cirt ELTHAM 3095 (REI)

4 2 2

Price: $1,320,000
Method: Private Sale
Date: 18/07/2025
Property Type: House
Land Size: 1110 sqm approx

Agent Comments



65 Maroong Dr RESEARCH 3095 (REI/VG)

3 2 4

Price: $1,400,000
Method: Private Sale
Date: 01/07/2025
Property Type: House
Land Size: 1318 sqm approx

Agent Comments

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