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 Coolabah 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 $1,230,000 Property Type House Suburb Eltham

Period - From 01/10/2024 to 30/09/2025 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 Valonia Dr ELTHAM 3095	$1,200,000	17/11/2025
2	67 Henry St ELTHAM 3095	$1,185,000	07/11/2025
3	6 Ancona Ct ELTHAM 3095	$1,140,000	01/09/2025

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: 08/01/2026 16:04

22 Coolabah Drive, Eltham Vic 3095

JellisCraig

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



4 2 2

Property Type: House (Res)
Land Size: 937 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending September 2025: $1,230,000

Comparable Properties



34 Valonia Dr ELTHAM 3095 (REI/VG)

4 2 2

Price: $1,200,000
Method: Private Sale
Date: 17/11/2025
Property Type: House
Land Size: 860 sqm approx

Agent Comments



67 Henry St ELTHAM 3095 (REI/VG)

4 2 2

Price: $1,185,000
Method: Private Sale
Date: 07/11/2025
Rooms: 5
Property Type: House (Res)
Land Size: 818 sqm approx

Agent Comments



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

REIV THE DIFFERENCE | propertydata.com.au

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