

# 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

3 Long Valley Way, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,300,000

Property Type House

Suburb Eltham

Period - From 01/04/2026

to

30/06/2026

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 | 7 Penrith Ct ELTHAM 3095       | \$1,080,000 | 16/07/2026   |
| 2 | 22 Valonia Dr ELTHAM 3095      | \$1,105,000 | 11/07/2026   |
| 3 | 3 Bahen CI ELTHAM 3095         | \$985,000   | 18/04/2026   |

**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:

01/09/2026 11:42



 3  2  2

**Property Type:** House  
**Land Size:** 832 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
June quarter 2026: \$1,300,000

## Comparable Properties



**7 Penrith Ct ELTHAM 3095 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$1,080,000  
**Method:** Private Sale  
**Date:** 16/07/2026  
**Property Type:** House (Res)  
**Land Size:** 861 sqm approx



**22 Valonia Dr ELTHAM 3095 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$1,105,000  
**Method:** Auction Sale  
**Date:** 11/07/2026  
**Property Type:** House (Res)  
**Land Size:** 864 sqm approx



**3 Bahen Ct ELTHAM 3095 (REI/VG)**

**Agent Comments**

 3  2  3

**Price:** \$985,000  
**Method:** Auction Sale  
**Date:** 18/04/2026  
**Property Type:** House (Res)  
**Land Size:** 1136 sqm approx

**Account - Barry Plant** | P: (03) 9431 1243