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	91 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 $1,195,000 Property Type House Suburb Eltham

Period - From 01/07/2025 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	71 Eucalyptus Rd ELTHAM 3095	$1,210,000	29/09/2025
2	17 Onkara Ct ELTHAM 3095	$1,250,000	23/07/2025
3	10 Paltara Ct ELTHAM 3095	$1,065,000	30/04/2025

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: 22/10/2025 13:06

91 Valonia Drive, Eltham Vic 3095

BARRYPLANT



5 2 2

Rooms:

Property Type: House
Land Size: 912 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
September quarter 2025: $1,195,000

Comparable Properties



71 Eucalyptus Rd ELTHAM 3095 (REI)

4 2 2

Price: $1,210,000
Method: Private Sale
Date: 29/09/2025
Property Type: House
Land Size: 783 sqm approx

Agent Comments



17 Onkara Ct ELTHAM 3095 (REI)

4 2 4

Price: $1,250,000
Method: Private Sale
Date: 23/07/2025
Rooms: 6
Property Type: House (Res)
Land Size: 980 sqm approx

Agent Comments



10 Paltara Ct ELTHAM 3095 (REI/VG)

4 2 2

Price: $1,065,000
Method: Private Sale
Date: 30/04/2025
Property Type: House (Res)
Land Size: 790 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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