

# 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

10 Novello Court, 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

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,259,000

Property Type

House

Suburb

Eltham

Period - From

07/04/2025

to

06/04/2026

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	42 Valonia Dr ELTHAM 3095	\$1,055,000	14/03/2026
2	115 Dalton St ELTHAM 3095	\$1,100,000	07/03/2026
3	123 Napoleon St ELTHAM 3095	\$1,050,000	23/11/2025

**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:

07/04/2026 16:21



4   2   2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 845 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
07/04/2025 - 06/04/2026: \$1,259,000

## Comparable Properties



42 Valonia Dr ELTHAM 3095 (REI)

Agent Comments

4   3   2

**Price:** \$1,055,000  
**Method:** Private Sale  
**Date:** 14/03/2026  
**Property Type:** House  
**Land Size:** 815 sqm approx



115 Dalton St ELTHAM 3095 (REI)

Agent Comments

4   2   3

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 07/03/2026  
**Property Type:** House  
**Land Size:** 791 sqm approx



123 Napoleon St ELTHAM 3095 (REI/VG)

Agent Comments

3   1   2

**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 23/11/2025  
**Property Type:** House (Res)  
**Land Size:** 870 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192