

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

6 Valley Park Grove, Eltham Vic 3095

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,255,500

Property Type House

Suburb Eltham

Period - From 06/02/2025

to 05/02/2026

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	11 Mulberry Ct ELTHAM 3095	\$1,745,000	11/10/2025
2			
3			

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:

06/02/2026 10:47



Property Type: Land
Land Size: 850 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
06/02/2025 - 05/02/2026: \$1,255,500

Comparable Properties



11 Mulberry Ct ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,745,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 991 sqm approx

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.