

# 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

42 Valonia Drive, 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 \$1,080,000 & \$1,140,000

### Median sale price

Median price \$1,250,000 Property Type House Suburb Eltham

Period - From 28/01/2025 to 27/01/2026 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	19 Wycliffe Cr ELTHAM 3095	\$1,130,000	16/12/2025
2	7 Abersham Ct ELTHAM 3095	\$1,135,000	06/12/2025
3	5 Marlow PI ELTHAM 3095	\$1,100,000	31/08/2025

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:

28/01/2026 09:39

Trent Grindal  
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**Indicative Selling Price**

\$1,080,000 - \$1,140,000

**Median House Price**

28/01/2025 - 27/01/2026: \$1,250,000



4 3 2

**Property Type:** House

**Land Size:** 815 sqm approx

Agent Comments

## Comparable Properties



**19 Wycliffe Cr ELTHAM 3095 (REI)**

Agent Comments

4 2 2

**Price:** \$1,130,000

**Method:** Private Sale

**Date:** 16/12/2025

**Property Type:** House

**Land Size:** 801 sqm approx

**7 Abersham Ct ELTHAM 3095 (REI)**

Agent Comments

4 3 2

**Price:** \$1,135,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** House (Res)

**Land Size:** 905 sqm approx

**5 Marlow PI ELTHAM 3095 (VG)**

Agent Comments

4 - -

**Price:** \$1,100,000

**Method:** Sale

**Date:** 31/08/2025

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 791 sqm approx

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