

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

180 Pitt Street, 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 \$1,207,500

Property Type House

Suburb Eltham

Period - From 13/03/2024

to

12/03/2025

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	95 Dalton St ELTHAM 3095	\$1,130,000	14/12/2024
2	40 Arthur St ELTHAM 3095	\$1,150,000	27/11/2024
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:

13/03/2025 09:30



4 2 2

Property Type: House
Land Size: 602 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
13/03/2024 - 12/03/2025: \$1,207,500

Comparable Properties

95 Dalton St ELTHAM 3095 (REI)

4 2 -

Price: \$1,130,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)

Agent Comments
180 Pitt Street is a better presented property.



40 Arthur St ELTHAM 3095 (REI/VG)

4 2 1

Price: \$1,150,000
Method: Private Sale
Date: 27/11/2024
Rooms: 5
Property Type: House (Res)
Land Size: 841 sqm approx

Agent Comments

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.