

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

137 Brougham Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,190,000 & \$1,290,000

Median sale price

Median price \$1,230,000 Property Type House Suburb Eltham

Period - From 01/07/2024 to 30/09/2024 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	58 Valonia Dr ELTHAM 3095	\$1,115,000	10/01/2025
2	95 Dalton St ELTHAM 3095	\$1,130,000	14/12/2024
3	99 Napoleon St ELTHAM 3095	\$1,370,000	30/11/2024

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:

15/01/2025 15:28



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Property Type: House (Res)

Land Size: 816 sqm approx

Agent Comments

Indicative Selling Price

\$1,190,000 - \$1,290,000

Median House Price

September quarter 2024: \$1,230,000

Comparable Properties

58 Valonia Dr ELTHAM 3095 (REI)

Agent Comments

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Price: \$1,115,000

Method:

Date: 10/01/2025

Property Type: House

95 Dalton St ELTHAM 3095 (REI)

Agent Comments

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Price: \$1,130,000

Method: Auction Sale

Date: 14/12/2024

Property Type: House (Res)



99 Napoleon St ELTHAM 3095 (REI)

Agent Comments

 3
  2
  2

Price: \$1,370,000

Method: Auction Sale

Date: 30/11/2024

Property Type: House (Res)

Land Size: 636 sqm approx

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