

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

Single price

\$1,400,000

Median sale price

Median price

\$1,156,000

Property Type

House

Suburb

Eltham

Period - From

01/10/2024

to

31/12/2024

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	23/12/2024
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:

04/02/2025 12:12



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Property Type: House
Land Size: 816 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000
Median House Price
December quarter 2024: \$1,156,000

Comparable Properties



58 Valonia Dr ELTHAM 3095 (VG)

Agent Comments

 4  -  -

Price: \$1,115,000
Method: Sale
Date: 23/12/2024
Property Type: House (Previously Occupied - Detached)
Land Size: 1185 sqm approx

95 Dalton St ELTHAM 3095 (REI)

Agent Comments

 4  2  -

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