

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

72 Porter Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,280,000

&

\$1,340,000

Median sale price

Median price \$1,230,000

Property Type House

Suburb Eltham

Period - From 21/02/2024

to

20/02/2025

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	137 Brougham St ELTHAM 3095	\$1,350,000	08/02/2025
2	5 Porter St ELTHAM 3095	\$1,255,000	24/01/2025
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:

21/02/2025 09:00



4
 2
 2

Property Type: House (Res)

Land Size: 700 sqm approx

Agent Comments

Indicative Selling Price

\$1,280,000 - \$1,340,000

Median House Price

21/02/2024 - 20/02/2025: \$1,230,000

Comparable Properties



137 Brougham St ELTHAM 3095 (REI)

4
 3
 2

Price: \$1,350,000

Method: Private Sale

Date: 08/02/2025

Property Type: House

Land Size: 816 sqm approx

Agent Comments

137 Brougham Street was a larger home but had quite an unusual floorplan



5 Porter St ELTHAM 3095 (REI)

3
 2
 2

Price: \$1,255,000

Method: Private Sale

Date: 24/01/2025

Property Type: House

Land Size: 864 sqm approx

Agent Comments

5 Porter Street is a much smaller home than 72 Porter Street, and is closer to the Fitzsimmons Lane end, receiving some road noise



99 Napoleon St ELTHAM 3095 (REI)

3
 2
 2

Price: \$1,370,000

Method: Auction Sale

Date: 30/11/2024

Property Type: House (Res)

Land Size: 636 sqm approx

Agent Comments

99 Napoleon Street was a larger newer home, however hadn't been well maintained or presented

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