Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,370,000

Property offered for sale

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
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Median sale price

Median price	\$1,230,000	Pro	perty 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.

Ad	dress 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

OR	
OK .	

properties were sold within two kilometres of the property for sale in the last six months.

The estate agent or agent's representative reasonably believes that fewer than three comparable-

This Statement of Information was prepared on: 21/02/2025 09:00



30/11/2024

B*











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)

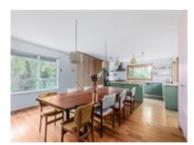






Price: \$1,350,000 Method: Private Sale Date: 08/02/2025 Property Type: House Land Size: 816 sqm approx **Agent Comments**

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



5 Porter St ELTHAM 3095 (REI)







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)





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

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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