

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

114 Brougham 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 \$1,215,000

Property Type House

Suburb Eltham

Period - From 01/04/2024

to

31/03/2025

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	24 Withers Way ELTHAM 3095	\$1,195,000	09/05/2025
2	49 Napier Cr MONTMORENCY 3094	\$1,155,000	06/05/2025
3	2 Bird St ELTHAM 3095	\$1,200,000	29/01/2025

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:

29/05/2025 13:29



 3  1  1

Property Type: House
Land Size: 859 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending March 2025: \$1,215,000

Comparable Properties



24 Withers Way ELTHAM 3095 (REI)

Agent Comments

 3  2  2

Price: \$1,195,000
Method: Private Sale
Date: 09/05/2025
Rooms: 5
Property Type: House (Res)
Land Size: 795 sqm approx



49 Napier Cr MONTMORENCY 3094 (REI)

Agent Comments

 3  2  2

Price: \$1,155,000
Method: Private Sale
Date: 06/05/2025
Property Type: House
Land Size: 752 sqm approx



2 Bird St ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,200,000
Method: Private Sale
Date: 29/01/2025
Rooms: 4
Property Type: House (Res)
Land Size: 324 sqm approx

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