

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

135 Dalton Street, Eltham Vic 3095

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,225,000

Property Type

House

Suburb

Eltham

Period - From

16/06/2024

to

15/06/2025

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	13 Lilian Pde ELTHAM 3095	\$2,020,000	08/05/2025
2	19 Mulberry Ct ELTHAM 3095	\$1,641,000	26/04/2025
3	50 York St ELTHAM 3095	\$2,005,000	03/04/2025

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:

16/06/2025 13:25

135 Dalton Street, Eltham Vic 3095

**Jellis
Craig**

Trent Grindal

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Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

16/06/2024 - 15/06/2025: \$1,225,000



4 2 3

Rooms: 7

Property Type: House (Res)

Land Size: 865 sqm approx

Agent Comments

Comparable Properties



13 Lilian Pde ELTHAM 3095 (REI/VG)

Agent Comments

4 2 1

Price: \$2,020,000

Method: Sold Before Auction

Date: 08/05/2025

Property Type: House (Res)

Land Size: 876 sqm approx



19 Mulberry Ct ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,641,000

Method: Private Sale

Date: 26/04/2025

Property Type: House

Land Size: 926 sqm approx



50 York St ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$2,005,000

Method: Private Sale

Date: 03/04/2025

Property Type: House

Land Size: 779 sqm approx

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



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