Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	143 Brougham Street, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,215,000	Pro	perty 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	180 Pitt St ELTHAM 3095	\$1,260,000	12/04/2025
2	13 View Hill Cr ELTHAM 3095	\$1,250,000	26/02/2025
3	137 Brougham St ELTHAM 3095	\$1,350,000	08/02/2025

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:	28/04/2025 15:30









Rooms: 6

Property Type: House (Res) Land Size: 811 sqm approx

Agent Comments

Indicative Selling Price \$1,250,000 - \$1,350,000 **Median House Price** Year ending March 2025: \$1,215,000

Comparable Properties



180 Pitt St ELTHAM 3095 (REI)

Price: \$1,260,000 Method: Auction Sale Date: 12/04/2025

Property Type: House (Res) Land Size: 604 sqm approx

Agent Comments



13 View Hill Cr ELTHAM 3095 (REI)

Agent Comments

Price: \$1,250,000 Method: Private Sale Date: 26/02/2025

Rooms: 5

Property Type: House (Res) Land Size: 892 sqm approx

137 Brougham St ELTHAM 3095 (REI/VG)





Agent Comments



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

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





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