

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

1/172 Pitt Street, Eltham Vic 3095

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$705,000 Property Type Unit Suburb Eltham

Period - From 01/01/2023 to 31/12/2023 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	4/77 Dalton St ELTHAM 3095	\$850,000	20/11/2023
2	3/34 Batman Rd ELTHAM 3095	\$850,000	19/10/2023
3	5/36 Beard St ELTHAM 3095	\$850,000	30/11/2023

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:

05/02/2024 12:24



3 1 2

Rooms: 4
Property Type: Unit
Land Size: 294 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median Unit Price
Year ending December 2023: \$705,000

Comparable Properties



4/77 Dalton St ELTHAM 3095 (REI/VG)

Agent Comments

3 1 2

Price: \$850,000
Method: Private Sale
Date: 20/11/2023
Property Type: Unit
Land Size: 267 sqm approx



3/34 Batman Rd ELTHAM 3095 (REI/VG)

Agent Comments

3 2 1

Price: \$850,000
Method: Private Sale
Date: 19/10/2023
Property Type: Unit
Land Size: 266 sqm approx



5/36 Beard St ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$850,000
Method: Private Sale
Date: 30/11/2023
Property Type: Unit
Land Size: 409 sqm approx

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