

# 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

138 Brougham Street, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000

&

\$1,750,000

### Median sale price

Median price \$1,256,000

Property Type House

Suburb Eltham

Period - From 01/04/2023

to 31/03/2024

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	15 Helene St ELTHAM 3095	\$1,780,000	13/04/2024
2	6 Sunray Ct ELTHAM 3095	\$1,750,000	24/01/2024
3	17 Mulberry Ct ELTHAM 3095	\$1,640,000	05/03/2024

**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:

06/05/2024 16:44



 4    2    2

**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 787 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,650,000 - \$1,750,000  
**Median House Price**  
Year ending March 2024: \$1,256,000

## Comparable Properties



**15 Helene St ELTHAM 3095 (REI)**

[Agent Comments](#)

 5    3    2

**Price:** \$1,780,000  
**Method:** Private Sale  
**Date:** 13/04/2024  
**Property Type:** House  
**Land Size:** 741 sqm approx



**6 Sunray Ct ELTHAM 3095 (REI/VG)**

[Agent Comments](#)

 5    2    5

**Price:** \$1,750,000  
**Method:** Private Sale  
**Date:** 24/01/2024  
**Property Type:** House  
**Land Size:** 1379 sqm approx



**17 Mulberry Ct ELTHAM 3095 (REI)**

[Agent Comments](#)

 4    2    2

**Price:** \$1,640,000  
**Method:** Private Sale  
**Date:** 05/03/2024  
**Property Type:** House  
**Land Size:** 900 sqm approx

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