

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

146 Brougham Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,250,000 Property Type House Suburb Eltham

Period - From 29/01/2025 to 28/01/2026 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	91 Arthur St ELTHAM 3095	\$1,250,000	11/12/2025
2	91 Valonia Dr ELTHAM 3095	\$1,221,000	19/11/2025
3	34 Valonia Dr ELTHAM 3095	\$1,200,000	17/11/2025

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: 29/01/2026 12:08



Property Type:

Agent Comments

Comparable Properties



91 Arthur St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 11/12/2025

Property Type: House

Land Size: 1158 sqm approx



91 Valonia Dr ELTHAM 3095 (REI)

Agent Comments



Price: \$1,221,000

Method: Private Sale

Date: 19/11/2025

Property Type: House (Res)

Land Size: 912 sqm approx



34 Valonia Dr ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 17/11/2025

Property Type: House

Land Size: 860 sqm approx