

# 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 67 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 \$950,000 & \$1,045,000

### Median sale price

Median price \$1,260,000 Property Type House Suburb Eltham

Period - From 04/03/2025 to 03/03/2026 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	1 Robert St MONTMORENCY 3094	\$1,010,000	27/11/2025
2	25b Elsa Ct ELTHAM 3095	\$1,025,000	12/11/2025
3	56 Looker Rd MONTMORENCY 3094	\$1,022,000	11/10/2025

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: 04/03/2026 11:16

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**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

04/03/2025 - 03/03/2026: \$1,260,000



4   2   3

**Property Type:** House (Res)

**Land Size:** 725 sqm approx

Agent Comments

## Comparable Properties



**1 Robert St MONTMORENCY 3094 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,010,000

**Method:** Private Sale

**Date:** 27/11/2025

**Property Type:** House (Res)

**Land Size:** 918 sqm approx



**25b Elsa Ct ELTHAM 3095 (REI/VG)**

Agent Comments

4   2   3

**Price:** \$1,025,000

**Method:** Private Sale

**Date:** 12/11/2025

**Property Type:** House

**Land Size:** 662 sqm approx



**56 Looker Rd MONTMORENCY 3094 (REI/VG)**

Agent Comments

4   2   3

**Price:** \$1,022,000

**Method:** Auction Sale

**Date:** 11/10/2025

**Property Type:** House (Res)

**Land Size:** 698 sqm approx

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