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	115 Dalton Street, Eltham Vic 3095

Indicative selling price

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

Range between $1,085,000 & $1,150,000

Median sale price

Median price $1,259,000 Property Type House Suburb Eltham

Period - From 18/02/2025 to 17/02/2026 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	19 Wycliffe Cr ELTHAM 3095	$1,130,000	16/12/2025
2	12 Tahlee Pl MONTMORENCY 3094	$1,082,500	20/09/2025
3			

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: 18/02/2026 13:28

115 Dalton Street, Eltham Vic 3095

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3 - 4 1-2 1 - 2

Property Type: House
Land Size: 791m2 sqm approx

Indicative Selling Price
$1,085,000 - $1,150,000
Median House Price
18/02/2025 - 17/02/2026: $1,259,000

Agent Comments

This solid brick veneer home includes upstairs living with 3 bedroom's, 2 living areas and 1 bathroom with a downstairs self-contained unit incorporating, a bedroom, living, kitchen meals and bathroom.

Comparable Properties



19 Wycliffe Cr ELTHAM 3095 (REI)

4 2 2

Price: $1,130,000
Method: Private Sale
Date: 16/12/2025
Property Type: House
Land Size: 801 sqm approx

Agent Comments



12 Tahlee Pl MONTMORENCY 3094 (REI)

4 1 2

Price: $1,082,500
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 962 sqm approx

Agent Comments

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.

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