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	1/100 Pitt Street, Eltham Vic 3095

Indicative selling price

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

Single price $1,080,000

Median sale price

Median price $1,265,000 Property Type House Suburb Eltham

Period - From 05/10/2023 to 04/10/2024 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	8 Gordon Gr MONTMORENCY 3094	$1,065,000	21/09/2024
2	6 Green Pl ELTHAM 3095	$1,100,000	21/09/2024
3	3/17 Aanensen Ct MONTMORENCY 3094	$1,065,000	30/08/2024

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: 05/10/2024 10:49

1/100 Pitt Street, Eltham Vic 3095

Daniel O'Regan
03 9432 1444
0403 662 260
danieloregan@jelliscraig.com.au



3 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,080,000
Median House Price
05/10/2023 - 04/10/2024: $1,265,000

Comparable Properties



8 Gordon Gr MONTMORENCY 3094 (REI)

3 2 2

Price: $1,065,000
Method: Private Sale
Date: 21/09/2024
Property Type: House
Land Size: 350 sqm approx

Agent Comments

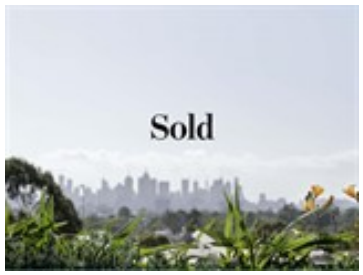


6 Green Pl ELTHAM 3095 (REI)

3 2 2

Price: $1,100,000
Method: Private Sale
Date: 21/09/2024
Property Type: House
Land Size: 320 sqm approx

Agent Comments



3/17 Aanensen Ct MONTMORENCY 3094 (REI)

3 2 2

Price: $1,065,000
Method: Private Sale
Date: 30/08/2024
Property Type: Unit
Land Size: 357 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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