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	144 Pitt Street, Eltham Vic 3095

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,276,500 Property Type House Suburb Eltham

Period - From 01/10/2025 to 31/12/2025 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	68 Porter St ELTHAM 3095	$1,353,000	22/12/2025
2	57 Valonia Dr ELTHAM 3095	$1,330,000	02/12/2025
3	42 Grove St ELTHAM 3095	$1,405,600	30/10/2025

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: 14/01/2026 12:19

144 Pitt Street, Eltham Vic 3095

JellisCraig

Aaron Yeats
9431 1222
0400 067 024
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4 2 2

Property Type: House
Land Size: 791 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
December quarter 2025: $1,276,500

Comparable Properties



68 Porter St ELTHAM 3095 (REI)

4 2 2

Price: $1,353,000
Method: Private Sale
Date: 22/12/2025
Property Type: House
Land Size: 696 sqm approx

Agent Comments



57 Valonia Dr ELTHAM 3095 (REI)

4 2 2

Price: $1,330,000
Method: Private Sale
Date: 02/12/2025
Property Type: House
Land Size: 791 sqm approx

Agent Comments



42 Grove St ELTHAM 3095 (REI)

4 2 2

Price: $1,405,600
Method: Sold Before Auction
Date: 30/10/2025
Property Type: House (Res)
Land Size: 791 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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