

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

85 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 \$1,285,000 Property Type House Suburb Eltham

Period - From 01/01/2026 to 31/03/2026 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	11 Hartland Way ELTHAM 3095	\$1,365,000	09/05/2026
2	42 Wycliffe Cr ELTHAM 3095	\$1,250,000	19/03/2026
3	4 Highpoint Cr ELTHAM NORTH 3095	\$1,326,000	24/12/2025

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: 25/06/2026 13:16



 4  2  2

Property Type: House
Land Size: 1154 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 March quarter 2026: \$1,285,000

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.

Comparable Properties



11 Hartland Way ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,365,000
Method: Private Sale
Date: 09/05/2026
Rooms: 6
Property Type: House (Res)
Land Size: 867 sqm approx



42 Wycliffe Cr ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,250,000
Method: Sold Before Auction
Date: 19/03/2026
Property Type: House (Res)
Land Size: 938 sqm approx



4 Highpoint Cr ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,326,000
Method: Private Sale
Date: 24/12/2025
Rooms: 6
Property Type: House (Res)
Land Size: 615 sqm approx

Account - Barry Plant | P: (03) 9431 1243