

# 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

1/26 Luck 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

\$780,000

&

\$820,000

### Median sale price

Median price

\$740,000

Property Type

Unit

Suburb

Eltham

Period - From

29/01/2024

to

28/01/2025

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	1/7 John St ELTHAM 3095	\$850,000	07/12/2024
2	1/28 York St ELTHAM 3095	\$825,000	13/11/2024
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:

29/01/2025 14:31



**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 292 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$780,000 - \$820,000  
**Median Unit Price**  
29/01/2024 - 28/01/2025: \$740,000

## Comparable Properties



**1/7 John St ELTHAM 3095 (REI/VG)**



**Price:** \$850,000  
**Method:** Sold Before Auction  
**Date:** 07/12/2024  
**Property Type:** Unit  
**Land Size:** 292 sqm approx

**Agent Comments**

A slightly larger, more modern single-level property in an similar location.



**1/28 York St ELTHAM 3095 (REI/VG)**



**Price:** \$825,000  
**Method:** Private Sale  
**Date:** 13/11/2024  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 288 sqm approx

**Agent Comments**

A property of similar size and location on a comparable block, but with more functional enclosed outdoor space.

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.