Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	101/26 Pryor Street Eltham Vic 3095
Including suburb and postcode	101/26 Pryor Street, Eltham Vic 3095

Indicative selling price

Property offered for sale

For	the meaning	of this	price see	consumer.vic.	.gov.au/ur	nderauotina
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Single price \$850,000

Median sale price

Median price	\$771,500	Pro	perty Type Ur	nit		Suburb	Eltham
Period - From	29/10/2024	to	28/10/2025	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	10/26 Pryor St ELTHAM 3095	\$975,000	07/05/2025
2			
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:	29/10/2025 11:32



JellisCraig

Trent Grindal 9431 1222 0468 936 914 trentgrindal@jelliscraig.com.au

Indicative Selling Price \$850,000 **Median Unit Price** 29/10/2024 - 28/10/2025: \$771,500





Agent Comments

Comparable Properties



10/26 Pryor St ELTHAM 3095 (REI/VG)



Agent Comments

Same complex - Canopy. 3 bed. 139m2 overall size.

Price: \$975,000 Method: Private Sale Date: 07/05/2025

Property Type: Apartment

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.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



