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

14/72 Bridge Street, Eltham Vic 3095

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	en \$750,000		&		\$800,000			
Median sale p	rice							
Median price	\$782,500	Pro	operty Type	y Type Townł		nhouse		Eltham
Period - From	06/05/2024	to	05/05/2025		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 six months 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	31 Luck St ELTHAM 3095	\$817,500	28/02/2025
2	4/47 York St ELTHAM 3095	\$810,000	19/02/2025
3	1/28 York St ELTHAM 3095	\$825,000	13/11/2024

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:

06/05/2025 13:24





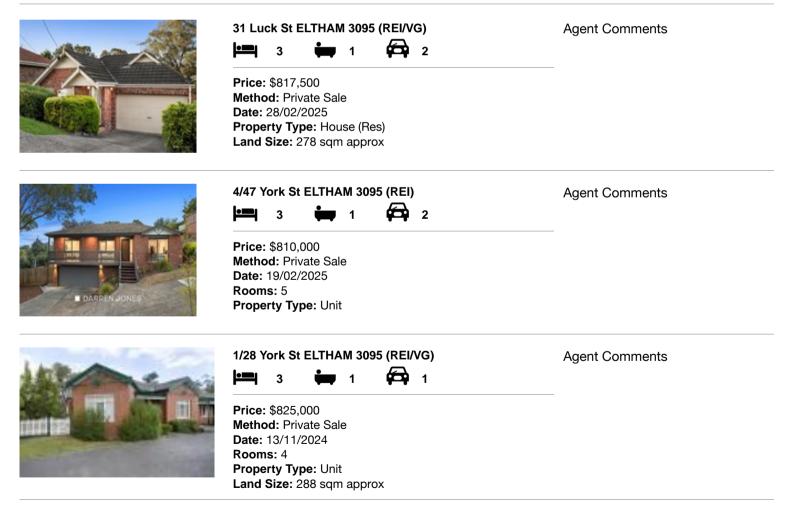
John Le Gros



Property Type: Unit Land Size: 167 sqm approx Agent Comments 03 9439 1222 0422 608 038 johnlegros@jelliscraig.com.au

Indicative Selling Price \$750,000 - \$800,000 Median Townhouse Price 06/05/2024 - 05/05/2025: \$782,500

Comparable Properties



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



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