

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 consumer.vic.gov.au/underquoting

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$782,500

Property Type

Townhouse

Suburb

Eltham

Period - From

06/05/2024

to

05/05/2025

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	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

14/72 Bridge Street, Eltham Vic 3095

**Jellis
Craig**

John Le Gros

03 9439 1222

0422 608 038

johnlegros@jellisrcraig.com.au

Indicative Selling Price

\$750,000 - \$800,000

Median Townhouse Price

06/05/2024 - 05/05/2025: \$782,500



3 2 2

Property Type: Unit

Land Size: 167 sqm approx

Agent Comments

Comparable Properties



31 Luck St ELTHAM 3095 (REI/VG)

Agent Comments

3 1 2

Price: \$817,500

Method: Private Sale

Date: 28/02/2025

Property Type: House (Res)

Land Size: 278 sqm approx



4/47 York St ELTHAM 3095 (REI)

Agent Comments

3 1 2

Price: \$810,000

Method: Private Sale

Date: 19/02/2025

Rooms: 5

Property Type: Unit



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

Agent Comments

3 1 1

Price: \$825,000

Method: Private Sale

Date: 13/11/2024

Rooms: 4

Property Type: Unit

Land Size: 288 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.