

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

15/91 Bridge Street, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000

&

\$700,000

Median sale price

Median price \$814,889

Property Type Townhouse

Suburb Eltham

Period - From 03/12/2024

to

02/12/2025

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	1/26 Bible St ELTHAM 3095	\$685,000	28/10/2025
2	19/804 Main Rd ELTHAM 3095	\$665,000	29/08/2025
3	1/5 Luck St ELTHAM 3095	\$657,500	26/07/2025

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:

03/12/2025 13:41

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Indicative Selling Price

\$650,000 - \$700,000

Median Townhouse Price

03/12/2024 - 02/12/2025: \$814,889



 2  1  1

Property Type: Townhouse

Land Size: 107 sqm approx

Agent Comments

Comparable Properties



1/26 Bible St ELTHAM 3095 (REI)

Agent Comments

 2  1  1

Price: \$685,000

Method: Private Sale

Date: 28/10/2025

Property Type: Unit

Land Size: 219 sqm approx



19/804 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

 2  1  1

Price: \$665,000

Method: Private Sale

Date: 29/08/2025

Property Type: Apartment



1/5 Luck St ELTHAM 3095 (VG)

Agent Comments

 2  -  -

Price: \$657,500

Method: Sale

Date: 26/07/2025

Property Type: Flat/Unit/Apartment (Res)