#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

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	Pro	perty Type T	ownhouse		Suburb	Eltham
Period - From	03/12/2024	to	02/12/2025		Source	Property	v 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

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



Date of sale

# **JellisCraig**

Matt Dougan 03 9431 1222 0416 065 115 mattdougan@jelliscraig.com.au

**Indicative Selling Price** \$650,000 - \$700,000 **Median Townhouse Price** 03/12/2024 - 02/12/2025: \$814,889





Property Type: Townhouse Land Size: 107 sqm approx

**Agent Comments** 

## Comparable Properties



1/26 Bible St ELTHAM 3095 (REI)

Price: \$685,000 Method: Private Sale Date: 28/10/2025 Property Type: Unit

Land Size: 219 sqm approx

**Agent Comments** 



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

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Agent Comments

Price: \$665,000 Method: Private Sale Date: 29/08/2025

Property Type: Apartment



1/5 Luck St ELTHAM 3095 (VG)



Price: \$657,500 Method: Sale Date: 26/07/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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