

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

2/22 Luck Street, Eltham Vic 3095

Indicative selling price

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

Range between \$750,000

&

\$790,000

Median sale price

Median price \$895,000

Property Type Townhouse

Suburb Eltham

Period - From 05/08/2025

to

04/08/2026

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	2/7 Cecil St ELTHAM 3095	\$795,000	17/06/2026
2	6/72 Bridge St ELTHAM 3095	\$865,000	22/03/2026
3	5/852 Main Rd ELTHAM 3095	\$773,000	20/03/2026

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:

05/08/2026 10:07

2/22 Luck Street, Eltham Vic 3095



3 2 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$750,000 - \$790,000
Median Townhouse Price
05/08/2025 - 04/08/2026: \$895,000

Comparable Properties



2/7 Cecil St ELTHAM 3095 (REI)

Agent Comments

3 1 1

Price: \$795,000
Method: Private Sale
Date: 17/06/2026
Property Type: Townhouse (Single)
Land Size: 155 sqm approx

6/72 Bridge St ELTHAM 3095 (VG)

Agent Comments

3 - -

Price: \$865,000
Method: Sale
Date: 22/03/2026
Property Type: Flat/Unit/Apartment (Res)



5/852 Main Rd ELTHAM 3095 (VG)

Agent Comments

3 - -

Price: \$773,000
Method: Sale
Date: 20/03/2026
Property Type: Flat/Unit/Apartment (Res)

Account - Ray White Eltham | P: 03 9431 3425



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