

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

3/31 Dudley Street, Eltham Vic 3095

Indicative selling price

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

Single price

\$750,000

Median sale price

Median price

\$838,777

Property Type

Townhouse

Suburb

Eltham

Period - From

14/05/2025

to

13/05/2026

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	6/91 bridge St ELTHAM 3095	\$735,000	30/04/2026
2	7/31 Dudley St ELTHAM 3095	\$750,000	29/04/2026
3	1 Brushtail CI ELTHAM NORTH 3095	\$795,000	04/12/2025

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:

14/05/2026 08:51

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Indicative Selling Price

\$750,000

Median Townhouse Price

14/05/2025 - 13/05/2026: \$838,777



2 2 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



6/91 bridge St ELTHAM 3095 (REI)

Agent Comments

2 1 1

Price: \$735,000

Method: Private Sale

Date: 30/04/2026

Property Type: Townhouse (Single)

Land Size: 116 sqm approx



7/31 Dudley St ELTHAM 3095 (REI)

Agent Comments

2 2 1

Price: \$750,000

Method: Private Sale

Date: 29/04/2026

Property Type: Townhouse (Single)



1 Brushtail CI ELTHAM NORTH 3095 (REI)

Agent Comments

2 2 1

Price: \$795,000

Method: Private Sale

Date: 04/12/2025

Rooms: 3

Property Type: House (Res)

Land Size: 5997 sqm approx

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