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	103/26 Pryor Street, Eltham Vic 3095

Indicative selling price

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

Range between $680,000 & $710,000

Median sale price

Median price $731,000 Property Type Unit Suburb Eltham

Period - From 16/09/2023 to 15/09/2024 Source REIV

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	5/28 Livingstone Rd ELTHAM 3095	$730,000	29/08/2024
2	21/64 Bridge St ELTHAM 3095	$710,000	28/08/2024
3			

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: 16/09/2024 18:42

103/26 Pryor Street, Eltham Vic 3095



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$680,000 - $710,000
Median Unit Price
16/09/2023 - 15/09/2024: $731,000

Comparable Properties



5/28 Livingstone Rd ELTHAM 3095 (REI)

2 2 1

Price: $730,000
Method: Private Sale
Date: 29/08/2024
Property Type: Townhouse (Single)
Land Size: 164 sqm approx

Agent Comments

2 bed 2 bath townhome. Had stairs.



21/64 Bridge St ELTHAM 3095 (REI)

2 2 1

Price: $710,000
Method: Private Sale
Date: 28/08/2024
Property Type: Unit
Land Size: 115 sqm approx

Agent Comments

2 bed 2 bath townhome. Had stairs.

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.

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

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