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	101/26 Pryor Street, Eltham Vic 3095

Indicative selling price

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

Single price $850,000

Median sale price

Median price $771,500 Property Type Unit Suburb Eltham

Period - From 29/10/2024 to 28/10/2025 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	10/26 Pryor St ELTHAM 3095	$975,000	07/05/2025
2			
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: 29/10/2025 11:32

101/26 Pryor Street, Eltham Vic 3095

Trent Grindal
9431 1222
0468 936 914
trentgrindal@jelliscraig.com.au



2 2 2

Property Type: Apartment
Land Size: 124 sqm approx

Agent Comments

Indicative Selling Price
$850,000
Median Unit Price
29/10/2024 - 28/10/2025: $771,500

Comparable Properties



10/26 Pryor St ELTHAM 3095 (REI/VG)

3 2 2

Price: $975,000
Method: Private Sale
Date: 07/05/2025
Property Type: Apartment

Agent Comments

Same complex - Canopy. 3 bed. 139m2 overall size.

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.

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