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	4/36 Livingstone Road, Eltham Vic 3095

Indicative selling price

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

Range between $780,000 & $830,000

Median sale price

Median price $780,000 Property Type Unit Suburb Eltham

Period - From 08/01/2025 to 07/01/2026 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	6/20 Livingstone Rd ELTHAM 3095	$791,000	05/11/2025
2	5/1 Coolabah Dr ELTHAM 3095	$805,000	27/10/2025
3	2/116 Bridge St ELTHAM 3095	$850,000	19/09/2025

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: 08/01/2026 11:48

4/36 Livingstone Road, Eltham Vic 3095

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



3 1 2

Property Type: Unit
Land Size: 257 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $830,000
Median Unit Price
08/01/2025 - 07/01/2026: $780,000

Comparable Properties



6/20 Livingstone Rd ELTHAM 3095 (REI)

3 1 2

Price: $791,000
Method: Private Sale
Date: 05/11/2025
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 197 sqm approx

Agent Comments



5/1 Coolabah Dr ELTHAM 3095 (REI/VG)

3 1 1

Price: $805,000
Method: Private Sale
Date: 27/10/2025
Property Type: Unit
Land Size: 355 sqm approx

Agent Comments



2/116 Bridge St ELTHAM 3095 (REI/VG)

3 1 2

Price: $850,000
Method: Private Sale
Date: 19/09/2025
Property Type: House (Res)
Land Size: 453 sqm approx

Agent Comments

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