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	1/5-7 Luck Street, Eltham Vic 3095

Indicative selling price

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

Single price $680,000

Median sale price

Median price $744,500 Property Type Unit Suburb Eltham

Period - From 17/06/2024 to 16/06/2025 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	1/5 Stanley Av ELTHAM 3095	$680,000	12/03/2025
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: 17/06/2025 10:38

1/5-7 Luck Street, Eltham Vic 3095

Trent Grindal
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2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$680,000
Median Unit Price
17/06/2024 - 16/06/2025: $744,500

Comparable Properties



1/5 Stanley Av ELTHAM 3095 (VG)

2 - -

Price: $680,000
Method: Sale
Date: 12/03/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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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