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	52 Luck Street, Eltham Vic 3095

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

Median price $1,227,500 Property Type House Suburb Eltham

Period - From 01/01/2025 to 31/03/2025 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	1 Culgoa Ct ELTHAM 3095	$980,000	28/03/2025
2	59 Warringah Cr ELTHAM NORTH 3095	$1,020,000	18/03/2025
3	38 Henry St ELTHAM 3095	$1,015,000	15/02/2025

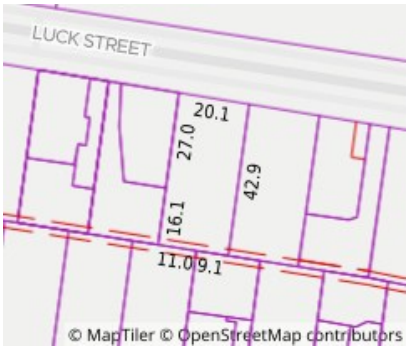
OR

~~**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: 04/07/2025 14:37

52 Luck Street, Eltham Vic 3095

Ben Flannagan
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Property Type:
Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median House Price
March quarter 2025: $1,227,500

Comparable Properties



1 Culgoa Ct ELTHAM 3095 (REI/VG)

3 | 1 | 3

Price: $980,000
Method: Private Sale
Date: 28/03/2025
Property Type: House
Land Size: 758 sqm approx

Agent Comments



59 Warringah Cr ELTHAM NORTH 3095 (REI/VG)

3 | 1 | 2

Price: $1,020,000
Method: Private Sale
Date: 18/03/2025
Rooms: 7
Property Type: House (Res)
Land Size: 1273 sqm approx

Agent Comments



38 Henry St ELTHAM 3095 (REI/VG)

2 | 1 | 2

Price: $1,015,000
Method: Private Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 862 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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