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	2/116 Bridge Street, Eltham Vic 3095

Indicative selling price

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

Range between $780,000 & $840,000

Median sale price

Median price $825,000 Property Type Unit 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	1/54 Metery Rd ELTHAM 3095	$822,500	17/05/2025
2	14/72 Bridge St ELTHAM 3095	$838,777	15/05/2025
3	4/47 York St ELTHAM 3095	$810,000	19/02/2025

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: 16/06/2025 09:18

2/116 Bridge Street, Eltham Vic 3095

Ben Flannagan
03 9432 1444
0403 591 678
benflannagan@jelliscraig.com.au



3 1 1

Property Type: House (Res)
Land Size: 454 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $840,000
Median Unit Price
March quarter 2025: $825,000

Comparable Properties



1/54 Metery Rd ELTHAM 3095 (REI/VG)

3 2 2

Price: $822,500
Method: Private Sale
Date: 17/05/2025
Property Type: Unit
Land Size: 532 sqm approx

Agent Comments



14/72 Bridge St ELTHAM 3095 (REI)

3 2 2

Price: $838,777
Method: Private Sale
Date: 15/05/2025
Property Type: Townhouse (Single)
Land Size: 167 sqm approx

Agent Comments



4/47 York St ELTHAM 3095 (REI/VG)

3 1 2

Price: $810,000
Method: Private Sale
Date: 19/02/2025
Rooms: 5
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 94321444

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