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	15/91 Bridge Street, Eltham Vic 3095

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $814,889 Property Type Townhouse Suburb Eltham

Period - From 03/12/2024 to 02/12/2025 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	1/26 Bible St ELTHAM 3095	$685,000	28/10/2025
2	19/804 Main Rd ELTHAM 3095	$665,000	29/08/2025
3	1/5 Luck St ELTHAM 3095	$657,500	26/07/2025

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: 03/12/2025 13:41

15/91 Bridge Street, Eltham Vic 3095

JellisCraig

Matt Dougan
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2 1 1

Property Type: Townhouse
Land Size: 107 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Townhouse Price
03/12/2024 - 02/12/2025: $814,889

Comparable Properties



1/26 Bible St ELTHAM 3095 (REI)

2 1 1

Price: $685,000
Method: Private Sale
Date: 28/10/2025
Property Type: Unit
Land Size: 219 sqm approx

Agent Comments



19/804 Main Rd ELTHAM 3095 (REI/VG)

2 1 1

Price: $665,000
Method: Private Sale
Date: 29/08/2025
Property Type: Apartment

Agent Comments



1/5 Luck St ELTHAM 3095 (VG)

2 - -

Price: $657,500
Method: Sale
Date: 26/07/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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