

# 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

g17/26 Pryor Street, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$690,000

### Median sale price

Median price \$750,000 Property Type Unit Suburb Eltham

Period - From 19/02/2025 to 18/02/2026 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	5/31 Pryor St ELTHAM 3095	\$661,000	13/02/2026
2	15/91 Bridge St ELTHAM 3095	\$675,000	12/01/2026
3	19/804 Main Rd ELTHAM 3095	\$665,000	29/08/2025

**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: 19/02/2026 10:17

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2 2 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$690,000  
**Median Unit Price**  
19/02/2025 - 18/02/2026: \$750,000

## Comparable Properties



**5/31 Pryor St ELTHAM 3095 (REI)**

2 2 1

**Price:** \$661,000  
**Method:** Private Sale  
**Date:** 13/02/2026  
**Property Type:** Unit

**Agent Comments**

Apartment with stairs- not single level



**15/91 Bridge St ELTHAM 3095 (REI/VG)**

2 1 1

**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 12/01/2026  
**Property Type:** Townhouse (Single)  
**Land Size:** 107 sqm approx

**Agent Comments**

2 bed 1 bath town home- stairs.



**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**

2 bed 1 bath- further out from central Eltham.

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192