

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

6/72 BRIDGE STREET ELTHAM VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$830,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$867,500

Property type

Unit

Suburb

Eltham

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

4/36 LIVINGSTONE ROAD ELTHAM VIC 3095	\$820,000	24-Jan-26
1/18 HELENE STREET ELTHAM VIC 3095	\$858,000	27-Nov-25

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 6 months.

This Statement of Information was prepared on: 26 February 2026



4/36 LIVINGSTONE ROAD ELTHAM VIC 3095 Sold Price ^{RS} **\$820,000** ^{UN} Sold Date **24-Jan-26**

3 1 2

Distance **1.22km**



1/18 HELENE STREET ELTHAM VIC 3095 Sold Price **\$858,000** Sold Date **27-Nov-25**

3 1 2

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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