

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 6/91 Bridge Street, Eltham Vic 3095

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$770,000 Property Type Unit Suburb Eltham

Period - From 01/04/2025 to 31/03/2026 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	5/97 Rattray Rd MONTMORENCY 3094	\$750,000	10/02/2026
2	15/91 Bridge St ELTHAM 3095	\$675,000	12/01/2026
3	10/72 Bridge St ELTHAM 3095	\$727,000	14/10/2025

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: 09/04/2026 11:57



2 1 1

Property Type: Townhouse
(Single)
Land Size: 116 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
Year ending March 2026: \$770,000

Comparable Properties



5/97 Rattray Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

2 1 1

Price: \$750,000
Method: Private Sale
Date: 10/02/2026
Property Type: Unit



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

Agent Comments

2 1 1

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

10/72 Bridge St ELTHAM 3095 (REI/VG)

Agent Comments

2 1 1

Price: \$727,000
Method: Private Sale
Date: 14/10/2025
Rooms: 3
Property Type: Unit
Land Size: 137 sqm approx

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