

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

G05/31 PRYOR 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

\$635,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,230,000

Property type

Other

Suburb

Eltham

Period-from

01 Oct 2024

to

30 Sep 2025

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

1/5 LUCK STREET ELTHAM VIC 3095	\$657,500	26-Jul-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: 28 October 2025

Thomas Price

M 0475571681

E tprice@barryplant.com.au

**1/5 LUCK STREET ELTHAM VIC
3095** 2  1  2

Sold Price

\$657,500

Sold Date

26-Jul-25

Distance

0.2km**RS** = Recent sale**UN** = Undisclosed Sale

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