

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

31 Luck Street, Eltham Vic 3095

Indicative selling price

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

Range between \$885,000 & \$925,000

Median sale price

Median price \$1,276,500 Property Type House Suburb Eltham

Period - From 01/10/2025 to 31/12/2025 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 | 40 Bible St ELTHAM 3095 | \$915,000 | 22/11/2025 |
| 2 | 43 York St ELTHAM 3095 | \$950,000 | 02/09/2025 |
| 3 | 31a Luck St ELTHAM 3095 | \$815,000 | 27/08/2025 |

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:

10/03/2026 11:36



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Property Type: House
Land Size: 278 sqm approx
 Agent Comments

Indicative Selling Price
 \$885,000 - \$925,000
Median House Price
 December quarter 2025: \$1,276,500

Comparable Properties



40 Bible St ELTHAM 3095 (REI/VG)

Agent Comments

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Price: \$915,000
Method: Private Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 469 sqm approx

43 York St ELTHAM 3095 (REI/VG)

Agent Comments

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Price: \$950,000
Method: Private Sale
Date: 02/09/2025
Rooms: 5
Property Type: House (Res)
Land Size: 461 sqm approx



31a Luck St ELTHAM 3095 (VG)

Agent Comments

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Price: \$815,000
Method: Sale
Date: 27/08/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 276 sqm approx

Account - Barry Plant | P: (03) 9431 1243