

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 \$750,000 & \$790,000

Median sale price

Median price \$791,000 Property Type Townhouse Suburb Eltham

Period - From 28/01/2025 to 27/01/2026 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	3/1104 Main Rd ELTHAM 3095	\$730,000	19/01/2026
2	15/91 Bridge St ELTHAM 3095	\$675,000	12/01/2026
3	3/192-196 Sherbourne Rd MONTMORENCY 3094	\$763,500	03/11/2025

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:

28/01/2026 11:57



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Property Type: Townhouse (Single)
Land Size: 114 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$750,000 - \$790,000
Median Townhouse Price
28/01/2025 - 27/01/2026: \$791,000

Comparable Properties



3/1104 Main Rd ELTHAM 3095 (REI)

[Agent Comments](#)

2 1 1

Price: \$730,000
Method: Private Sale
Date: 19/01/2026
Property Type: Unit
Land Size: 174 sqm approx



15/91 Bridge St ELTHAM 3095 (REI)

[Agent Comments](#)

2 1 1

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



3/192-196 Sherbourne Rd MONTMORENCY 3094 (REI)

[Agent Comments](#)

2 1 1

Price: \$763,500
Method: Private Sale
Date: 03/11/2025
Rooms: 4
Property Type: Unit
Land Size: 182 sqm approx