

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

3/31 Dudley Street, Eltham Vic 3095

Indicative selling price

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

Range between

\$720,000

&

\$790,000

Median sale price

Median price

\$791,000

Property Type

Townhouse

Suburb

Eltham

Period - From

04/03/2025

to

03/03/2026

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	3/192-196 Sherbourne Rd MONTMORENCY 3094	\$763,500	03/11/2025
2	6/31 Dudley St ELTHAM 3095	\$750,000	20/10/2025
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:

04/03/2026 12:14

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Indicative Selling Price

\$720,000 - \$790,000

Median Townhouse Price

04/03/2025 - 03/03/2026: \$791,000



2 2 1

Property Type: Townhouse

Agent Comments

Comparable Properties



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



6/31 Dudley St ELTHAM 3095 (REI/VG)

Agent Comments

2 2 1

Price: \$750,000

Method: Private Sale

Date: 20/10/2025

Property Type: Townhouse (Single)

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



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