

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

6/31 Dudley Street, Eltham Vic 3095

Indicative selling price

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

Range between \$720,000 & \$780,000

Median sale price

Median price \$747,500 Property Type Unit Suburb Eltham

Period - From 01/07/2024 to 30/06/2025 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	19/804 Main Rd ELTHAM 3095	\$665,000	29/08/2025
2	1/5-7 Luck St ELTHAM 3095	\$657,500	26/07/2025
3	2/192 Sherbourne Rd MONTMORENCY 3094	\$715,000	29/04/2025

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:

22/09/2025 13:19

6/31 Dudley Street, Eltham Vic 3095



 2  2  1

Property Type: Townhouse (Res)
Land Size: 151 sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$780,000
Median Unit Price
Year ending June 2025: \$747,500

Comparable Properties



19/804 Main Rd ELTHAM 3095 (REI)

Agent Comments

 2  1  1

Price: \$665,000
Method: Private Sale
Date: 29/08/2025
Property Type: Apartment



1/5-7 Luck St ELTHAM 3095 (REI)

Agent Comments

 2  1  2

Price: \$657,500
Method: Private Sale
Date: 26/07/2025
Property Type: Unit

2/192 Sherbourne Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 2  1  1

Price: \$715,000
Method: Private Sale
Date: 29/04/2025
Rooms: 4
Property Type: Unit
Land Size: 178 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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