

# 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

2/22 Luck Street, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$795,000 & \$850,000

### Median sale price

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

Period - From 18/05/2025 to 17/05/2026 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	2/20 Cecil St ELTHAM 3095	\$790,000	10/04/2026
2	6/72-74 Bridge St ELTHAM 3095	\$865,000	22/03/2026
3	4/36 Livingstone Rd ELTHAM 3095	\$820,000	24/01/2026

**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: 18/05/2026 11:40

2/22 Luck Street, Eltham Vic 3095



3 2 2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$795,000 - \$850,000  
**Median Townhouse Price**  
18/05/2025 - 17/05/2026: \$791,000

## Comparable Properties



**2/20 Cecil St ELTHAM 3095 (REI)**

Agent Comments

3 1 1

**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 10/04/2026  
**Property Type:** Unit  
**Land Size:** 360 sqm approx



**6/72-74 Bridge St ELTHAM 3095 (REI)**

Agent Comments

3 2 2

**Price:** \$865,000  
**Method:** Private Sale  
**Date:** 22/03/2026  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 192 sqm approx



**4/36 Livingstone Rd ELTHAM 3095 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 24/01/2026  
**Property Type:** Unit  
**Land Size:** 264 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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