

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

1/83 Bridge Street, Eltham Vic 3095

Indicative selling price

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

Range between \$870,000

&

\$940,000

Median sale price

Median price \$902,500

Property Type Townhouse

Suburb Eltham

Period - From 15/09/2025

to

14/09/2026

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	3/35 Silver St ELTHAM 3095	\$915,000	06/08/2026
2	1/7 Walsh St ELTHAM 3095	\$920,000	29/07/2026
3	2/7 Souter St ELTHAM 3095	\$905,000	12/05/2026

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:

15/09/2026 15:41



3 2 1

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 240 sqm approx

Agent Comments

Comparable Properties



3/35 Silver St ELTHAM 3095 (REI)

3 2 2

Agent Comments

Price: \$915,000

Method: Sold Before Auction

Date: 06/08/2026

Property Type: Townhouse (Res)

Land Size: 375 sqm approx



1/7 Walsh St ELTHAM 3095 (REI)

3 2 2

Agent Comments

Price: \$920,000

Method: Private Sale

Date: 29/07/2026

Property Type: Townhouse (Single)

Land Size: 293 sqm approx



2/7 Souter St ELTHAM 3095 (REI)

3 2 2

Agent Comments

Price: \$905,000

Method: Sold Before Auction

Date: 12/05/2026

Property Type: House (Res)