

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

14/28 Livingstone Road, Eltham Vic 3095

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$755,000 Property Type Unit Suburb Eltham

Period - From 22/06/2025 to 21/06/2026 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	2/1159 Main Rd ELTHAM 3095	\$690,000	22/02/2026
2	5/91 Bible St ELTHAM 3095	\$673,000	17/02/2026
3	15/91 Bridge St ELTHAM 3095	\$675,000	12/01/2026

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.~~

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Trent Grindal
9431 1222
0468 936 914
trentgrindal@jellisrcraig.com.au

Indicative Selling Price
\$650,000 - \$690,000
Median Unit Price
22/06/2025 - 21/06/2026: \$755,000



2 1 1

Property Type: Unit
Land Size: 109 sqm approx
Agent Comments

Comparable Properties



2/1159 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

2 1 1

Price: \$690,000
Method: Private Sale
Date: 22/02/2026
Property Type: Unit
Land Size: 173 sqm approx



5/91 Bible St ELTHAM 3095 (REI/VG)

Agent Comments

2 1 1

Price: \$673,000
Method: Private Sale
Date: 17/02/2026
Property Type: Unit



15/91 Bridge St ELTHAM 3095 (REI/VG)

Agent Comments

2 1 1

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

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192