

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

G06/31 Pryor Street, Eltham Vic 3095

Indicative selling price

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

Range between \$620,000

&

\$680,000

Median sale price

Median price \$770,000

Property Type Unit

Suburb Eltham

Period - From 01/04/2025

to

31/03/2026

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	5/31 Pryor St ELTHAM 3095	\$661,000	13/02/2026
2			
3			

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:

16/05/2026 08:34

G06/31 Pryor Street, Eltham Vic 3095

Kate Donaldson
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 2  2  1

Property Type: Apartment

Agent Comments

This stunningly presented apartment included two bedroom, two bathrooms with an open plan living kitchen meals are opening onto the outside entertaining area.

Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

Year ending March 2026: \$770,000

This light filled modern apartment with two bedrooms and two bathrooms includes one car space and a storage cage. With a spacious living area encompassing the stunning kitchen, meals, living area opening onto the outside entertaining area. Situated in the hub of Eltham a short walk to all the restaurant's , shops and train station it will be highly sought after.

Comparable Properties



5/31 Pryor St ELTHAM 3095 (REI)

 2  2  1

Price: \$661,000

Method: Private Sale

Date: 13/02/2026

Property Type: Unit

Agent Comments

This apartment is opposite the comparative sale. Apartment G06 offers a quieter environment and more privacy

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.

Account - Jellis Craig | P: 03 9459 8111



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