

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

G11/26 Pryor Street, Eltham Vic 3095

Indicative selling price

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

Range between \$640,000

&

\$670,000

Median sale price

Median price \$750,000

Property Type Unit

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	6/31 Pryor St ELTHAM 3095	\$663,000	31/05/2026
2	G17/26 Pryor St ELTHAM 3095	\$660,000	19/05/2026
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:

15/09/2026 15:57

Aaron Yeats
9431 1222
0400 067 024
aaronyeats@jellisrcraig.com.au

 2  2  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$640,000 - \$670,000
Median Unit Price
15/09/2025 - 14/09/2026: \$750,000

Comparable Properties



6/31 Pryor St ELTHAM 3095 (REI)

Agent Comments

 2  2  1

Price: \$663,000
Method: Private Sale
Date: 31/05/2026
Property Type: Unit
Land Size: 920 sqm approx



G17/26 Pryor St ELTHAM 3095 (REI)

Agent Comments

 2  2  1

Price: \$660,000
Method: Private Sale
Date: 19/05/2026
Property Type: Apartment

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 9431 1222 | F: 03 9439 7192



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