

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

45 LUCK STREET, ELTHAM, VIC 3095

Indicative selling price

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

Single price

or range between

\$900,000

&

\$970,000

Median sale price

Median price

\$1,282,500

Property Type

House

Suburb

ELTHAM

Period - From

01 Aug 2025

to

31 Jul 2026

Source

Cotality

Comparable property sales

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
48 BIBLE STREET ELTHAM VIC 3095	\$918,000	05-Jul-26
24 HENRY STREET ELTHAM VIC 3095	\$942,000	04-Apr-26
28 MERUKA DRIVE ELTHAM VIC 3095	\$930,000	30-Jun-26

This Statement of Information was prepared on:

18/08/2026