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	2/8a Bird Street, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,050,000	&	\$1,150,000

Median sale price

Median price	\$814,889	Pro	perty Type T	ownhouse		Suburb	Eltham
Period - From	03/12/2024	to	02/12/2025		Source	Property	v 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

Add	dress of comparable property	Price	Date of sale
1	1/6 Shalbury Av ELTHAM 3095	\$1,060,000	09/08/2025
2	76a Mayona Rd MONTMORENCY 3094	\$1,150,000	26/05/2025
3	62 Kirwana Gr MONTMORENCY 3094	\$1,065,000	22/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/12/2025 13:42



JellisCraig

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Indicative Selling Price \$1,050,000 - \$1,150,000 **Median Townhouse Price** 03/12/2024 - 02/12/2025: \$814,889





Comparable Properties



1/6 Shalbury Av ELTHAM 3095 (REI/VG)

Agent Comments

Price: \$1,060,000 Method: Auction Sale Date: 09/08/2025

Property Type: House (Res) Land Size: 323 sqm approx



76a Mayona Rd MONTMORENCY 3094 (REI/VG)

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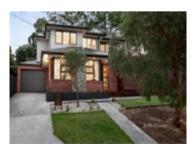






Agent Comments

Price: \$1,150,000 Method: Private Sale Date: 26/05/2025 Property Type: House Land Size: 359 sqm approx



62 Kirwana Gr MONTMORENCY 3094 (REI)



Agent Comments

Price: \$1,065,000 Method: Private Sale Date: 22/05/2025 Property Type: House Land Size: 305 sqm approx

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