### 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	
postcode	

#### Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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#### Median sale price

Median price \$809,	,389 Pr	operty Type	Townhouse		Suburb	Eltham
Period - From 20/11	1/2024 to	19/11/2025	S	ource	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

Address of comparable property		Price	Date of sale
1	1/37 Starling St MONTMORENCY 3094	\$1,180,000	05/10/2025
2	1/211 Rattray Rd MONTMORENCY 3094	\$1,170,000	01/10/2025
3	76a Mayona Rd MONTMORENCY 3094	\$1,150,000	26/05/2025

#### OR

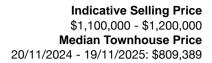
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/11/2025 14:25

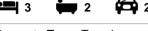


# **JellisCraig**

Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au







Property Type: Townhouse Agent Comments

## Comparable Properties



1/37 Starling St MONTMORENCY 3094 (REI)

**Agent Comments** 

Price: \$1,180,000 Method: Private Sale Date: 05/10/2025

Rooms: 5

Property Type: Townhouse (Res) Land Size: 336 sqm approx



1/211 Rattray Rd MONTMORENCY 3094 (REI)





**Agent Comments** 

Price: \$1,170,000 Method: Private Sale Date: 01/10/2025

Rooms: 5

Property Type: Townhouse (Res) Land Size: 468 sqm approx



76a Mayona Rd MONTMORENCY 3094 (REI/VG)



Agent Comments

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

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



