

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

2/8a Bird Street, Eltham Vic 3095

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

Property Type Townhouse

Suburb Eltham

Period - From 03/12/2024

to

02/12/2025

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	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 comparable properties 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

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Townhouse Price

03/12/2024 - 02/12/2025: \$814,889



Property Type:
Agent Comments

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



Sold

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



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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