

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

12 Bird Street, Eltham Vic 3095

Indicative selling price

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

Range between \$780,000 & \$820,000

Median sale price

Median price \$1,277,500 Property Type House Suburb Eltham

Period - From 01/07/2025 to 30/06/2026 Source REIV

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	3/26 Bible St ELTHAM 3095	\$770,000	06/06/2026
2	86 Pitt St ELTHAM 3095	\$830,000	11/04/2026
3	2/20 Cecil St ELTHAM 3095	\$790,000	10/04/2026

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:

20/07/2026 16:40



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Property Type: House
Land Size: 279 sqm approx
Agent Comments

Indicative Selling Price
 \$780,000 - \$820,000
Median House Price
 Year ending June 2026: \$1,277,500

Comparable Properties



3/26 Bible St ELTHAM 3095 (REI)

Agent Comments

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Price: \$770,000
Method: Private Sale
Date: 06/06/2026
Property Type: Unit
Land Size: 290 sqm approx



86 Pitt St ELTHAM 3095 (REI/VG)

Agent Comments

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Price: \$830,000
Method: Private Sale
Date: 11/04/2026
Property Type: House
Land Size: 337 sqm approx



2/20 Cecil St ELTHAM 3095 (REI/VG)

Agent Comments

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Price: \$790,000
Method: Private Sale
Date: 10/04/2026
Property Type: Unit
Land Size: 360 sqm approx

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