

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$760,000

### Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Eltham

Period - From

01/04/2026

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 | 6/36 Livingstone Rd ELTHAM 3095 | \$780,000 | 11/09/2026   |
| 2 | 3/26 Bible St ELTHAM 3095       | \$770,000 | 06/06/2026   |
| 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:

28/09/2026 12:00



3   
 1   
 1

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

**Indicative Selling Price**  
 \$760,000  
**Median House Price**  
 June quarter 2026: \$1,300,000

## Comparable Properties



6/36 Livingstone Rd ELTHAM 3095 (REI)

Agent Comments

3   
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**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 11/09/2026  
**Property Type:** Unit  
**Land Size:** 329 sqm approx



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



2/20 Cecil St ELTHAM 3095 (REI)

Agent Comments

3   
 1   
 1

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

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