

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

13 Bellbird Road, Mount Eliza Vic 3930

Indicative selling price

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

Range between \$1,550,000

&

\$1,690,000

Median sale price

Median price \$1,670,000

Property Type House

Suburb Mount Eliza

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	40 Bellbird Rd MOUNT ELIZA 3930	\$1,638,000	21/04/2026
2	27 Millbank Dr MOUNT ELIZA 3930	\$1,637,500	26/03/2026
3	33 The Ridge MOUNT ELIZA 3930	\$1,750,000	25/02/2026

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:

29/07/2026 14:45

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Indicative Selling Price

\$1,550,000 - \$1,690,000

Median House Price

June quarter 2026: \$1,670,000



4 2 2

Property Type: House (Res)

Land Size: 1203 sqm approx

Agent Comments

Comparable Properties



40 Bellbird Rd MOUNT ELIZA 3930 (REI/VG)

Agent Comments

4 3 2

Price: \$1,638,000

Method: Private Sale

Date: 21/04/2026

Property Type: House

Land Size: 2700 sqm approx



27 Millbank Dr MOUNT ELIZA 3930 (REI/VG)

Agent Comments

4 2 2

Price: \$1,637,500

Method: Private Sale

Date: 26/03/2026

Property Type: House

Land Size: 3976 sqm approx



33 The Ridge MOUNT ELIZA 3930 (REI/VG)

Agent Comments

4 2 5

Price: \$1,750,000

Method: Private Sale

Date: 25/02/2026

Property Type: House

Land Size: 1872 sqm approx

Account - Community Real Estate