

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

8 Wilson Avenue, Bittern Vic 3918

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$996,000 Property Type House Suburb Bittern

Period - From 01/04/2025 to 31/03/2026 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	4 Ella CI BITTERN 3918	\$895,000	22/05/2026
2	63 The Bittern Blvd BITTERN 3918	\$985,000	27/02/2026
3			

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:

10/06/2026 14:56



Property Type: House (Res)

Land Size: 643 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median House Price

Year ending March 2026: \$996,000

Comparable Properties

4 Ella CI BITTERN 3918 (REI)

Agent Comments



Price: \$895,000

Method:

Date: 22/05/2026

Property Type: House



63 The Bittern Blvd BITTERN 3918 (VG)

Agent Comments



Price: \$985,000

Method: Sale

Date: 27/02/2026

Property Type: House (Res)

Land Size: 722 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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