

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 MOSELEY DRIVE MOUNT ELIZA VIC 3930

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,600,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,580,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

25 MATHER ROAD MOUNT ELIZA VIC 3930

\$1,795,000

23-Jan-25

21 BLAKE COURT MOUNT ELIZA VIC 3930

\$1,430,000

24-Feb-25

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 6 months.

This Statement of Information was prepared on: 26 March 2025

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25 MATHER ROAD MOUNT ELIZA VIC 3930

 4  2  3

Sold Price ^{RS} **\$1,795,000** ^{UN} Sold Date **23-Jan-25**

Distance **0.77km**



21 BLAKE COURT MOUNT ELIZA VIC 3930

 5  2  2

Sold Price ^{RS} **\$1,430,000** Sold Date **24-Feb-25**

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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