

## 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

4 HUMPHRIES ROAD MOUNT ELIZA VIC 3930

### Indicative selling price

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

Single Price

or range  
between

\$2,000,000

&

\$2,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,630,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Nov 2023

to

31 Oct 2024

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

36 ITHACA ROAD FRANKSTON SOUTH VIC 3199	\$2,120,000	10-Jul-24
9 OLD MORNINGTON ROAD MOUNT ELIZA VIC 3930	\$2,075,000	20-Sep-24

OR

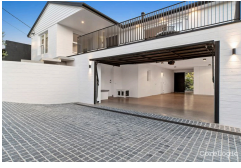
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 12 November 2024

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**36 ITHACA ROAD FRANKSTON  
SOUTH VIC 3199**

 5  3  4

Sold Price <sup>RS</sup> **\$2,120,000** <sup>UN</sup> Sold Date **10-Jul-24**

Distance **0.17km**



**9 OLD MORNINGTON ROAD  
MOUNT ELIZA VIC 3930**

 4  2  2

Sold Price <sup>RS</sup> **\$2,075,000** Sold Date **20-Sep-24**

Distance **1.9km**

RS = Recent sale

UN = Undisclosed Sale

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