

## 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

17 WALKERS 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

\$1,830,000

&

\$1,930,000

### 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

15 HAMERSLEY COURT MOUNT ELIZA VIC 3930	\$1,840,000	03-Feb-25
13 ELIZA DRIVE MOUNT ELIZA VIC 3930	\$1,945,000	08-Mar-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: 21 March 2025

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**15 HAMERSLEY COURT MOUNT  
ELIZA VIC 3930**

 5  3  2

Sold Price

<sup>RS</sup> - <sup>UN</sup>

Sold Date **03-Feb-25**

Distance **0.44km**



**13 ELIZA DRIVE MOUNT ELIZA VIC  
3930**

 5  3  -

Sold Price

<sup>RS</sup> **\$1,945,000**

Sold Date **08-Mar-25**

Distance **1.13km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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