

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

3 BATMAN AVENUE 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

\$1,680,000

&

\$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Feb 2024

to

31 Jan 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 |
| 54 BELLBIRD ROAD MOUNT ELIZA VIC 3930 | \$1,800,000 | 11-Nov-24 |
| 44 BAREENA DRIVE MOUNT ELIZA VIC 3930 | \$1,710,000 | 29-Oct-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: 10 February 2025



**25 MATHER ROAD MOUNT ELIZA
VIC 3930**

4 2 3

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

Distance **1.1km**



**54 BELLBIRD ROAD MOUNT ELIZA
VIC 3930**

4 2 3

Sold Price **\$1,800,000** Sold Date **11-Nov-24**

Distance **0.93km**



**44 BAREENA DRIVE MOUNT ELIZA
VIC 3930**

4 2 3

Sold Price **\$1,710,000** Sold Date **29-Oct-24**

Distance **1.88km**

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

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