

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

1 CLENDON CLOSE 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

\$2,950,000

&

\$3,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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

5 NUVILLE COURT MOUNT ELIZA VIC 3930	\$3,155,000	07-May-26
26 DENDRON PLACE MOUNT ELIZA VIC 3930	\$3,150,000	04-Apr-26
5 WINONA ROAD MOUNT ELIZA VIC 3930	\$3,430,000	20-May-26

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: 07 July 2026



5 NUVILLE COURT MOUNT ELIZA VIC 3930

5 3 2

Sold Price

^{RS}

\$3,155,000

Sold Date

07-May-26

Distance

1.22km



26 DENDRON PLACE MOUNT ELIZA VIC 3930

5 3 2

Sold Price

\$3,150,000

Sold Date

04-Apr-26

Distance

1.3km



5 WINONA ROAD MOUNT ELIZA VIC 3930

4 2 2

Sold Price

^{RS}

\$3,430,000

Sold Date

20-May-26

Distance

1.79km



8 CLENDON CLOSE MOUNT ELIZA VIC 3930

4 3 4

Sold Price

\$3,325,000

Sold Date

16-Dec-25

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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