

## 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 MAUGHAN 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

\$950,000

&

\$1,025,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Jun 2024

to

31 May 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

1 CLENDON CLOSE MOUNT ELIZA VIC 3930	\$1,112,500	20-Feb-25
6 DENDRON PLACE MOUNT ELIZA VIC 3930	\$1,050,000	13-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: 19 June 2025



**1 CLENDON CLOSE MOUNT ELIZA  
VIC 3930**

Sold Price

**\$1,112,500**

Sold Date

**20-Feb-25**



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Distance

**0.95km**



**6 DENDRON PLACE MOUNT ELIZA  
VIC 3930**

Sold Price

**\$1,050,000**

Sold Date

**13-Mar-25**



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Distance

**1.62km**

RS = Recent sale

UN = Undisclosed Sale

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