

## 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

136 RUTLAND AVENUE 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

\$1,250,000

&

\$1,350,000

### 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

9 DUERAN STREET MOUNT ELIZA VIC 3930	\$1,230,000	14-Feb-25
68 BETHANGA STREET MOUNT ELIZA VIC 3930	\$1,305,000	12-Apr-25
64 WIMBLEDON AVENUE MOUNT ELIZA VIC 3930	\$1,435,000	21-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: 27 June 2025



**9 DUERAN STREET MOUNT ELIZA  
VIC 3930**

Sold Price

**\$1,230,000**

Sold Date

**14-Feb-25**



3



2



2

Distance

**0.47km**



**68 BETHANGA STREET MOUNT  
ELIZA VIC 3930**

Sold Price

**\$1,305,000**

Sold Date

**12-Apr-25**



3



2



-

Distance

**0.49km**



**64 WIMBLEDON AVENUE MOUNT  
ELIZA VIC 3930**

Sold Price

**\$1,435,000**

Sold Date

**21-Mar-25**



3



1



2

Distance

**0.92km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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