

## 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

2 COLES COURT 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

\$2,975,000

&

\$3,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Mount Eliza

Period-from

01 May 2024

to

30 Apr 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

54 OLD MORNINGTON ROAD MOUNT ELIZA VIC 3930	\$3,050,000	01-Apr-25
31 OLD MORNINGTON ROAD MOUNT ELIZA VIC 3930	\$3,050,000	23-Feb-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: 02 May 2025

Kelsi Culhane

M 0438411725

E kelsi@mcewingpartners.com



## 54 OLD MORNINGTON ROAD MOUNT ELIZA VIC 3930

4 3 4

Sold Price <sup>RS</sup> **\$3,050,000** Sold Date **01-Apr-25**

Distance **0.23km**



## 31 OLD MORNINGTON ROAD MOUNT ELIZA VIC 3930

5 3 2

Sold Price **\$3,050,000** Sold Date **23-Feb-25**

Distance **0.34km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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