

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 JACKSONS ROAD 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

\$3,100,000

&

\$3,410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,130,000

Property type

Land

Suburb

Mount Eliza

Period-from

01 Mar 2024

to

28 Feb 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

3 JERULA AVENUE MOUNT ELIZA VIC 3930	\$3,150,000	22-Mar-25
120 OLD MORNINGTON ROAD MOUNT ELIZA VIC 3930	\$3,600,000	05-Nov-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: 28 March 2025



3 JERULA AVENUE MOUNT ELIZA VIC 3930

4 3 -

Sold Price ^{RS} **\$3,150,000** Sold Date **22-Mar-25**

Distance **0.08km**



120 OLD MORNINGTON ROAD MOUNT ELIZA VIC 3930

4 2 5

Sold Price ^{RS} **\$3,600,000** ^{UN} Sold Date **05-Nov-24**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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