

## 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

23 DENDRON PLACE MOUNT ELIZA VIC 3930

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,350,000

&

\$1,395,000

### 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

6 DENDRON PLACE MOUNT ELIZA VIC 3930	\$1,050,000	13-Mar-25
1 DENDRON PLACE MOUNT ELIZA VIC 3930	\$1,130,000	11-Apr-24
5 CLENDON CLOSE MOUNT ELIZA VIC 3930	\$1,150,000	19-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



## 6 DENDRON PLACE MOUNT ELIZA VIC 3930

Sold Price **\$1,050,000** Sold Date **13-Mar-25**

- - -

Distance **0km**



## 1 DENDRON PLACE MOUNT ELIZA VIC 3930

Sold Price **\$1,130,000** Sold Date **11-Apr-24**

- - -

Distance **0km**



## 5 CLENDON CLOSE MOUNT ELIZA VIC 3930

Sold Price **\$1,150,000** Sold Date **19-Feb-25**

- - -

Distance **1.17km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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