

## 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

3/1-3 BETTY AVENUE 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

\$490,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$877,500

Property type

Unit

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

6/168 CANADIAN BAY ROAD MOUNT ELIZA VIC 3930	\$475,000	26-Jan-25
1/165 MOUNT ELIZA WAY MOUNT ELIZA VIC 3930	\$630,000	01-Apr-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.

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**6/168 CANADIAN BAY ROAD  
MOUNT ELIZA VIC 3930**

2 1 -

Sold Price **\$475,000** Sold Date **26-Jan-25**

Distance **0.18km**



**1/165 MOUNT ELIZA WAY MOUNT  
ELIZA VIC 3930**

2 1 -

Sold Price **\$630,000** Sold Date **01-Apr-25**

Distance **0.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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