

## 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 FREELANDS DRIVE 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

\$1,495,000

&

\$1,640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

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 PENNINGTON CLOSE MOUNT ELIZA VIC 3930	\$1,500,000	03-Oct-24
174 HUMPHRIES ROAD MOUNT ELIZA VIC 3930	\$1,555,000	01-Mar-25
92 WALKERS ROAD MOUNT ELIZA VIC 3930	\$1,750,000	07-Oct-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: 06 March 2025



## 3 PENNINGTON CLOSE MOUNT ELIZA VIC 3930

4 2 2

Sold Price

**\$1,500,000**

Sold Date

**03-Oct-24**

Distance

**1.37km**



## 174 HUMPHRIES ROAD MOUNT ELIZA VIC 3930

4 2 2

Sold Price

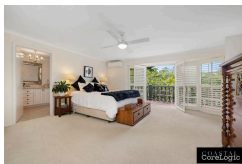
<sup>RS</sup> **\$1,555,000**

Sold Date

**01-Mar-25**

Distance

**1.07km**



## 92 WALKERS ROAD MOUNT ELIZA VIC 3930

4 2 2

Sold Price

**\$1,750,000**

Sold Date

**07-Oct-24**

Distance

**1.27km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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