

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 MARILLA CLOSE 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

\$2,550,000

&

\$2,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

House

Suburb

Mount Eliza

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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

Address of comparable property	Price	Date of sale
22 ATTUNGA WAY MOUNT ELIZA VIC 3930	\$2,725,000	05-Nov-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: 14 May 2026

**22 ATTUNGA WAY MOUNT ELIZA
VIC 3930**

Sold Price

\$2,725,000

Sold Date

05-Nov-25 5 2 3

Distance

0.32km**RS** = Recent sale**UN** = Undisclosed Sale

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