

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Section 47AF of the Estate Agents Act 1980

Address - Suburb and Postcode

3 MURRALINGA PLACE, MOUNT ELIZA 3930

Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting

\$1,370,000

&

\$1,450,000

Median Price

\$1,650,000

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

Comparable Property Sales

Below are 5 properties sold within 2km in the past 4months, that the agent considers to be most comparable.



2 BUNDARA CRESCENT
MOUNT ELIZA 3930

3 1 1

Land size 763 sqm

Sold Price

\$1,375,000

Sold Date

14-May-26

Distance

0.76km



38 QUINNS PARADE
MOUNT ELIZA 3930

3 2 2

Land size 929 sqm

Sold Price

\$1,385,000

Sold Date

16-Jun-26

Distance

0.88km



44-46 CLAREMONT STREET
MOUNT ELIZA 3930

4 2 2

Land size 1394 sqm

Sold Price

\$1,400,000

Sold Date

10-Apr-26

Distance

1.16km



44 TOWER ROAD
MOUNT ELIZA 3930

4 2 2

Land size 1850 sqm

Sold Price

\$1,450,000

Sold Date

09-Apr-26

Distance

0.71km



166 KUNYUNG ROAD
MOUNT ELIZA 3930

4 2 2

Land size 1011 sqm

Sold Price

\$1,500,000

Sold Date

03-Aug-26

Distance

1.43km

consumer.vic.gov.au

This statement was prepared in Aug 2026

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