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 STEVENSON COURT 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	\$1,400,000	&	\$1,540,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,600,000	Prop	erty type	House		Suburb	Mount Eliza
Period-from	01 Oct 2024	to	30 Sep 2	2025	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
7 STEVENSON COURT MOUNT ELIZA VIC 3930	\$1,600,000	29-Sep-24
8 COLSTAN COURT MOUNT ELIZA VIC 3930	\$1,600,000	21-Sep-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: 01 October 2025





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7 STEVENSON COURT MOUNT ELIZA VIC 3930

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Sold Price

\$1,600,000 Sold Date **29-Sep-24**

0.06km Distance



8 COLSTAN COURT MOUNT ELIZA Sold Price VIC 3930

Sold Date 21-Sep-24

Distance

0.16km

RS = Recent sale UN = Undisclosed Sale

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