

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 WATERVIEW 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

\$2,500,000

&

\$2,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Aug 2024

to

31 Jul 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

9 MURRALINGA PLACE MOUNT ELIZA VIC 3930	\$2,600,000	24-Apr-25
103 QUINNS PARADE MOUNT ELIZA VIC 3930	\$2,650,000	21-Jul-25
269 CANADIAN BAY ROAD MOUNT ELIZA VIC 3930	\$2,700,000	30-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.~~

This Statement of Information was prepared on: 20 August 2025



**9 MURRALINGA PLACE MOUNT
ELIZA VIC 3930**

 4  4  4

Sold Price ^{RS} **\$2,600,000** Sold Date **24-Apr-25**

Distance **0.8km**

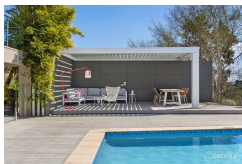


**103 QUINNS PARADE MOUNT
ELIZA VIC 3930**

 4  2  3

Sold Price ^{RS} **\$2,650,000** Sold Date **21-Jul-25**

Distance **0.89km**



**269 CANADIAN BAY ROAD MOUNT
ELIZA VIC 3930**

 5  3  2

Sold Price ^{RS} **\$2,700,000** Sold Date **30-Apr-25**

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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