Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	le						
Address Including suburb and postcode	31 OLD MORNINGTON ROAD MOUNT ELIZA VIC 3930						
Indicative selling price							
For the meaning of this price	e see consumer.vic	.gov.a	u/underquo	ting (*l	Delete single price	e or range	as applicable)
Single Price		or range between		\$3,400,000	&	\$3,600,000	
Median sale price							
(*Delete house or unit as ap	plicable)					Г	
Median Price	\$1,580,000	Property type		House	Suburb	Mount Eliza	
Period-from	01 Oct 2024	to	30 Sep 2025		Source		Cotality
Comparable property s	ales (*Delete A	or B l	below as	appli	cable)		
A* These are the three estate agent or agen							
Address of comparable property					Price		Date of sale

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: 27 October 2025



OR

B*