

## 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

35 MOUNTAIN VIEW ROAD MOUNT ELIZA VIC 3930

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,300,000

&

\$1,430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 33 CLAREMONT STREET MOUNT ELIZA VIC 3930 | \$1,500,000 | 14-Aug-24 |
| 7/3 SPERO AVENUE MOUNT ELIZA VIC 3930    | \$1,460,000 | 12-Oct-24 |
| 11 BAMBRA STREET MOUNT ELIZA VIC 3930    | \$1,351,000 | 20-Dec-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: 05 February 2025



## 33 CLAREMONT STREET MOUNT ELIZA VIC 3930

Sold Price

**\$1,500,000**

Sold Date

**14-Aug-24**



3



2



2

Distance

**0.79km**



## 7/3 SPERO AVENUE MOUNT ELIZA VIC 3930

Sold Price

**\$1,460,000**

Sold Date

**12-Oct-24**



3



2



2

Distance

**1.98km**



## 11 BAMBRA STREET MOUNT ELIZA VIC 3930

Sold Price

<sup>RS</sup> **\$1,351,000** <sup>UN</sup>

Sold Date

**20-Dec-24**



3



2



1

Distance

**1.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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