

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

48 Mather Road, Mount Eliza Vic 3930

Indicative selling price

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

Range between \$1,850,000

&

\$2,035,000

Median sale price

Median price \$1,650,000

Property Type House

Suburb Mount Eliza

Period - From 01/04/2025

to

30/06/2025

Source REIV

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 six 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
1	13 Fernshaw PI MOUNT ELIZA 3930	\$1,920,000	01/06/2025
2	18 McGown Rd MOUNT ELIZA 3930	\$1,900,000	14/05/2025
3	72 Claremont St MOUNT ELIZA 3930	\$1,940,000	01/04/2025

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 six months.~~

This Statement of Information was prepared on:

01/10/2025 10:10



4 2 5

Property Type: House (Res)
Land Size: 2701 sqm approx
Agent Comments

Indicative Selling Price
\$1,850,000 - \$2,035,000
Median House Price
June quarter 2025: \$1,650,000

Comparable Properties



13 Fernshaw PI MOUNT ELIZA 3930 (REI/VG)

Agent Comments

4 2 4

Price: \$1,920,000
Method: Private Sale
Date: 01/06/2025
Property Type: House
Land Size: 2705 sqm approx



18 Mcgown Rd MOUNT ELIZA 3930 (REI/VG)

Agent Comments

4 2 2

Price: \$1,900,000
Method: Private Sale
Date: 14/05/2025
Property Type: House
Land Size: 2697 sqm approx



72 Claremont St MOUNT ELIZA 3930 (VG)

Agent Comments

1 - -

Price: \$1,940,000
Method: Sale
Date: 01/04/2025
Property Type: House (Res)
Land Size: 1406 sqm approx