

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

6 THOMAS 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

\$1,280,000

&

\$1,400,000

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

11A DALSTEN GROVE MOUNT ELIZA VIC 3930	\$1,380,000	04-Jun-25
15 BADEN POWELL PLACE MOUNT ELIZA VIC 3930	\$1,300,000	08-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: 07 August 2025



**11A DALSTEN GROVE MOUNT
ELIZA VIC 3930**

 3  2  2

Sold Price **\$1,380,000** Sold Date **04-Jun-25**

Distance **0.13km**



**15 BADEN POWELL PLACE MOUNT
ELIZA VIC 3930**

 3  2  2

Sold Price **\$1,300,000** Sold Date **08-Apr-25**

Distance **0.32km**

RS = Recent sale **UN** = Undisclosed Sale

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