

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

7 WENDY AVENUE 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

\$1,380,000

&

\$1,480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Unit

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

15 BADEN POWELL PLACE MOUNT ELIZA VIC 3930	\$1,300,000	08-Apr-25
8 DALSTEN GROVE MOUNT ELIZA VIC 3930	\$1,590,000	12-Jul-25
11A DALSTEN GROVE MOUNT ELIZA VIC 3930	\$1,380,000	04-Jun-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

Jayme Lee
P 03 9775 4489
M 0458 575 556
E jayme@blackfoxrealestate.com.au



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

3 2 2

Sold Price

\$1,300,000

Sold Date

08-Apr-25

Distance

0.39km



**8 DALSTEN GROVE MOUNT ELIZA
VIC 3930**

3 2 2

Sold Price

^{RS} **\$1,590,000**

Sold Date

12-Jul-25

Distance

0.42km



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

3 2 2

Sold Price

\$1,380,000

Sold Date

04-Jun-25

Distance

0.48km



**8 MOORGATE AVENUE MOUNT
ELIZA VIC 3930**

3 2 2

Sold Price

\$1,580,000

Sold Date

25-Apr-25

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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