

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

9 SUNSET CRESCENT 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

\$2,000,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,612,500

Property type

House

Suburb

Mount Eliza

Period-from

01 Jan 2025

to

31 Dec 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

10 MERRIGAL COURT FRANKSTON SOUTH VIC 3199	\$2,110,000	05-Dec-25
1 MCCUTCHEON CLOSE MOUNT ELIZA VIC 3930	\$2,200,000	07-Nov-25
7 MEADOW LANE MOUNT ELIZA VIC 3930	\$1,828,000	01-Dec-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.~~

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Vicki Sayers
P 03 97763363
M 0410416987
E admin@sayersandco.com.au



10 MERRIGAL COURT FRANKSTON SOUTH VIC 3199

Sold Price

^{RS} **\$2,110,000**

Sold Date **05-Dec-25**

5 3 2

Distance **1.4km**



1 MCCUTCHEON CLOSE MOUNT ELIZA VIC 3930

Sold Price

^{RS} **\$2,200,000**

Sold Date **07-Nov-25**

8 4 2

Distance **0.6km**



7 MEADOW LANE MOUNT ELIZA VIC 3930

Sold Price

\$1,828,000

Sold Date **01-Dec-25**

4 3 4

Distance **0.9km**

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

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