

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

4 BONNYVIEW ROAD 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

\$1,450,000

&

\$1,550,000

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

| Address of comparable property | Price | Date of sale |
|---|-------------|--------------|
| 17 MOUNT ELIZA WAY MOUNT ELIZA VIC 3930 | \$1,520,000 | 26-Sep-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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**17 MOUNT ELIZA WAY MOUNT
ELIZA VIC 3930**

4 2 2

Sold Price **\$1,520,000** Sold Date **26-Sep-25**

Distance **1.11km**

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

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