

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 MOHILLA STREET 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

\$1,800,000

&

\$1,980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Mar 2025

to

28 Feb 2026

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

52 BETHANGA STREET MOUNT ELIZA VIC 3930	\$1,826,500	04-Nov-25
76 RUTLAND AVENUE MOUNT ELIZA VIC 3930	\$1,900,200	29-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.

This Statement of Information was prepared on: 03 March 2026

Kelsi Culhane

M 0438411725

E kelsi@mcewingpartners.com



**52 BETHANGA STREET MOUNT
ELIZA VIC 3930**

4 4 1

Sold Price **\$1,826,500** Sold Date **04-Nov-25**

Distance **0.5km**



**76 RUTLAND AVENUE MOUNT
ELIZA VIC 3930**

4 3 2

Sold Price **\$1,900,200** Sold Date **29-Sep-25**

Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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