

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

148 Wooralla Drive, Mount Eliza Vic 3930

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,950,000 & \$2,100,000

Median sale price

Median price \$1,740,000 Property Type House Suburb Mount Eliza

Period - From 01/01/2025 to 31/12/2025 Source REIV

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 six 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
1	25 Attunga Way MOUNT ELIZA 3930	\$1,950,000	21/11/2025
2	19 Maddison Av MOUNT ELIZA 3930	\$1,898,888	13/08/2025
3			

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 six months.~~

This Statement of Information was prepared on:

05/02/2026 15:16



 4
  2
  2

Property Type: House
Land Size: 1581 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,950,000 - \$2,100,000
Median House Price
 Year ending December 2025: \$1,740,000

Comparable Properties



25 Attunga Way MOUNT ELIZA 3930 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,950,000
Method: Private Sale
Date: 21/11/2025
Property Type: House
Land Size: 2011 sqm approx



19 Maddison Av MOUNT ELIZA 3930 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,898,888
Method: Private Sale
Date: 13/08/2025
Property Type: House
Land Size: 1540 sqm approx

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 six months.

Account - Marshall White | P: 03 9822 9999



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