

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

3 BURNELL 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

\$1,955,000

&

\$2,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,612,500

Property type

House

Suburb

Mount Eliza

Period-from

01 Feb 2025

to

31 Jan 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

19 MOUNT ELIZA WAY MOUNT ELIZA VIC 3930	\$1,910,000	17-Jan-26
10 GUNYONG CREEK LANE MOUNT ELIZA VIC 3930	\$2,000,000	20-Jan-26

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: 05 February 2026


**19 MOUNT ELIZA WAY MOUNT
ELIZA VIC 3930**
 5
  2
  2

 Sold Price ^{RS} **\$1,910,000** Sold Date **17-Jan-26**

 Distance **1.8km**

**10 GUNYONG CREEK LANE MOUNT
ELIZA VIC 3930**
 3
  2
  3

 Sold Price ^{RS} **\$2,000,000** Sold Date **20-Jan-26**

 Distance **0.89km**
RS = Recent sale

UN = Undisclosed Sale

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