

# 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

11 Bareena Drive, Mount Eliza Vic 3930

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,750,000

### Median sale price

Median price \$1,650,000 Property Type House Suburb Mount Eliza

Period - From 01/10/2024 to 30/09/2025 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	92 Mather Rd MOUNT ELIZA 3930	\$1,735,000	16/10/2025
2	13 Walkers Rd MOUNT ELIZA 3930	\$1,625,013	24/09/2025
3	18 Sunset Cr MOUNT ELIZA 3930	\$1,720,000	20/09/2025

**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:

09/12/2025 16:37



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,600,000 - \$1,750,000  
**Median House Price**  
Year ending September 2025: \$1,650,000

## Comparable Properties

**92 Mather Rd MOUNT ELIZA 3930 (REI)**

Agent Comments



**Price:** \$1,735,000  
**Method:** Private Sale  
**Date:** 16/10/2025  
**Property Type:** House (Res)

**13 Walkers Rd MOUNT ELIZA 3930 (REI)**

Agent Comments



**Price:** \$1,625,013  
**Method:** Private Sale  
**Date:** 24/09/2025  
**Property Type:** House (Res)



**18 Sunset Cr MOUNT ELIZA 3930 (REI/VG)**

Agent Comments



**Price:** \$1,720,000  
**Method:** Private Sale  
**Date:** 20/09/2025  
**Property Type:** House  
**Land Size:** 2948 sqm approx

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