

## 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

67 AUTUMN CRESCENT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,230,000

&

\$1,350,000

### 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

6 PARKLANDS GROVE MOUNT ELIZA VIC 3930	\$1,295,000	08-Nov-25
69 AUTUMN CRESCENT MOUNT ELIZA VIC 3930	\$1,310,000	18-Sep-25
3 QUINNS PARADE MOUNT ELIZA VIC 3930	\$1,450,000	08-Nov-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: 10 January 2026

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**6 PARKLANDS GROVE MOUNT  
ELIZA VIC 3930**

4 2 2

Sold Price **\$1,295,000** Sold Date **08-Nov-25**

Distance **0.21km**



**69 AUTUMN CRESCENT MOUNT  
ELIZA VIC 3930**

4 2 2

Sold Price **\$1,310,000** Sold Date **18-Sep-25**

Distance **0.02km**



**3 QUINNS PARADE MOUNT ELIZA  
VIC 3930**

3 2 2

Sold Price <sup>RS</sup> **\$1,450,000** Sold Date **08-Nov-25**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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