

## 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

4/4-5 ROY COURT 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

\$1,190,000

&

\$1,290,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$877,500

Property type

Unit

Suburb

Mount Eliza

Period-from

01 Dec 2024

to

30 Nov 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

|                                             |             |           |
|---------------------------------------------|-------------|-----------|
| 19A DALSTEN GROVE MOUNT ELIZA VIC 3930      | \$1,250,000 | 31-Jul-25 |
| 3/91 CANADIAN BAY ROAD MOUNT ELIZA VIC 3930 | \$967,000   | 11-Jul-25 |
| 3/14 COONARA AVENUE MOUNT ELIZA VIC 3930    | \$1,300,000 | 08-Oct-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: 16 December 2025

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**19A DALSTEN GROVE MOUNT  
ELIZA VIC 3930**

3 2 2

Sold Price **\$1,250,000** Sold Date **31-Jul-25**

Distance **0.33km**



**3/91 CANADIAN BAY ROAD  
MOUNT ELIZA VIC 3930**

3 2 2

Sold Price **\$967,000** Sold Date **11-Jul-25**

Distance **0.4km**



**3/14 COONARA AVENUE MOUNT  
ELIZA VIC 3930**

3 2 2

Sold Price <sup>RS</sup> **\$1,300,000** Sold Date **08-Oct-25**

Distance **1.28km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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