

## 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

89 TOWER ROAD 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

\$2,700,000

&

\$2,900,000

### 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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 3 WATERVIEW CLOSE MOUNT ELIZA VIC 3930     | \$2,710,000 | 21-Sep-25 |
| 249 CANADIAN BAY ROAD MOUNT ELIZA VIC 3930 | \$2,815,000 | 24-Aug-25 |
| 11 FERNSHAW PLACE MOUNT ELIZA VIC 3930     | \$2,825,000 | 26-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: 06 February 2026

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## 3 WATERVIEW CLOSE MOUNT ELIZA VIC 3930

6 3 3

Sold Price **\$2,710,000** Sold Date **21-Sep-25**

Distance **0.33km**



## 249 CANADIAN BAY ROAD MOUNT ELIZA VIC 3930

4 4 5

Sold Price **\$2,815,000** Sold Date **24-Aug-25**

Distance **1.43km**



## 11 FERNSHAW PLACE MOUNT ELIZA VIC 3930

5 3 4

Sold Price **\$2,825,000** Sold Date **26-Oct-25**

Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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