

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

6 BONNYVIEW ROAD 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

\$1,450,000

&

\$1,595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,580,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Oct 2024

to

30 Sep 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

35 OCEAN GROVE MOUNT ELIZA VIC 3930	\$1,460,000	10-Sep-25
5 TI-TREE LANE MOUNT ELIZA VIC 3930	\$1,454,000	12-May-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.

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Kelsi Culhane

M 0438411725

E kelsi@mcewingpartners.com



35 OCEAN GROVE MOUNT ELIZA VIC 3930

Sold Price

^{RS}

\$1,460,000

Sold Date

10-Sep-25



4



3



2

Distance

0.09km



5 TI-TREE LANE MOUNT ELIZA VIC 3930

Sold Price

\$1,454,000

Sold Date

12-May-25



4



2



1

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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