

## 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

1/26 CLARKESTOWN AVENUE 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

\$1,200,000

&

\$1,320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$890,000

Property type

Unit

Suburb

Mount Eliza

Period-from

01 Mar 2025

to

28 Feb 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

4/4-5 ROY COURT MOUNT ELIZA VIC 3930	\$1,250,000	25-Feb-26
2/12 COONARA AVENUE MOUNT ELIZA VIC 3930	\$1,250,000	15-Oct-25
7 WENDY AVENUE MOUNT ELIZA VIC 3930	\$1,390,000	12-Feb-26

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: 13 March 2026


**4/4-5 ROY COURT MOUNT ELIZA  
VIC 3930**
 3
  2
  2

 Sold Price <sup>RS</sup> **\$1,250,000** Sold Date **25-Feb-26**

 Distance **0.29km**

**2/12 COONARA AVENUE MOUNT  
ELIZA VIC 3930**
 3
  2
  2

 Sold Price **\$1,250,000** Sold Date **15-Oct-25**

 Distance **1.12km**

**7 WENDY AVENUE MOUNT ELIZA  
VIC 3930**
 3
  2
  2

 Sold Price <sup>RS</sup> **\$1,390,000** Sold Date **12-Feb-26**

 Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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