

## 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

74 TWO BAYS 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

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,135,750

Property type

Land

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

23 MAUGHAN ROAD MOUNT ELIZA VIC 3930	\$740,000	03-Jul-25
27A CUMMINS LANE MOUNT ELIZA VIC 3930	\$925,000	02-Jan-25
102A ALLISON ROAD MOUNT ELIZA VIC 3930	\$1,050,000	17-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: 12 March 2026



**23 MAUGHAN ROAD MOUNT ELIZA** Sold Price **\$740,000** Sold Date **03-Jul-25**  
**VIC 3930**

- - -

Distance **2.22km**

#### Notes from your agent

702sqm



**27A CUMMINS LANE MOUNT ELIZA** Sold Price **\$925,000** Sold Date **02-Jan-25**  
**VIC 3930**

4 3 3

Distance **1.45km**

#### Notes from your agent

5,163sqm



**102A ALLISON ROAD MOUNT ELIZA** Sold Price **\$1,050,000** Sold Date **17-Oct-25**  
**VIC 3930**

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Distance **0.63km**

#### Notes from your agent

2,170sqm

RS = Recent sale      UN = Undisclosed Sale

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