

## 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

112 OLD MORNINGTON 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

\$3,650,000

&

\$3,950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,650,000

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

1 RICHMAN DRIVE MOUNT ELIZA VIC 3930	\$3,890,000	22-Oct-25
4-6 RANNOCH AVENUE MOUNT ELIZA VIC 3930	\$3,850,000	11-Dec-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: 23 February 2026

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**1 RICHMAN DRIVE MOUNT ELIZA  
VIC 3930**

4 5 3

Sold Price **\$3,890,000** Sold Date **22-Oct-25**

Distance **1.13km**



**4-6 RANNOCH AVENUE MOUNT  
ELIZA VIC 3930**

5 3 2

Sold Price <sup>RS</sup> **\$3,850,000** Sold Date **11-Dec-25**

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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