

## 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

39 FULTON ROAD MOUNT ELIZA VIC 3930

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,550,000

&

\$1,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

8 MOSELEY DRIVE MOUNT ELIZA VIC 3930	\$1,650,000	29-Mar-25
58 WALKERS ROAD MOUNT ELIZA VIC 3930	\$1,520,000	09-May-25
18 MCGOWN ROAD MOUNT ELIZA VIC 3930	\$1,900,000	14-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.~~

This Statement of Information was prepared on: 03 July 2025



## 8 MOSELEY DRIVE MOUNT ELIZA VIC 3930

5 3 1

Sold Price <sup>RS</sup> **\$1,650,000** <sup>UN</sup> Sold Date **29-Mar-25**

Distance **0.34km**



## 58 WALKERS ROAD MOUNT ELIZA VIC 3930

4 2 3

Sold Price <sup>RS</sup> **\$1,520,000** Sold Date **09-May-25**

Distance **0.45km**



## 18 MCGOWN ROAD MOUNT ELIZA VIC 3930

4 2 2

Sold Price <sup>RS</sup> **\$1,900,000** <sup>UN</sup> Sold Date **14-May-25**

Distance **0.32km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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