

# 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

52 Bethanga Street, 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)

Range between \$1,890,000 & \$2,050,000

### Median sale price

Median price \$1,650,000 Property Type House Suburb Mount Eliza

Period - From 01/04/2025 to 30/06/2025 Source REIV

### 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 six 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	29 Barmah St MOUNT ELIZA 3930	\$1,900,000	24/04/2025
2	22 Barmah St MOUNT ELIZA 3930	\$2,250,000	17/04/2025
3			

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 six months.~~

This Statement of Information was prepared on: 28/07/2025 11:46



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**Property Type:** House  
**Land Size:** 1042 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,890,000 - \$2,050,000  
**Median House Price**  
June quarter 2025: \$1,650,000

## Comparable Properties



**29 Barmah St MOUNT ELIZA 3930 (REI/VG)**

**Agent Comments**

5 3 2

**Price:** \$1,900,000  
**Method:** Private Sale  
**Date:** 24/04/2025  
**Property Type:** House (Res)  
**Land Size:** 1026 sqm approx



**22 Barmah St MOUNT ELIZA 3930 (REI)**

**Agent Comments**

4 2 3

**Price:** \$2,250,000  
**Method:** Private Sale  
**Date:** 17/04/2025  
**Property Type:** House  
**Land Size:** 1040 sqm approx

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 six months.