

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

3/1-3 BETTY AVENUE MOUNT ELIZA VIC 3930

Indicative selling price

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

Single Price

or range
between

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$877,500

Property type

Unit

Suburb

Mount Eliza

Period-from

01 Jun 2024

to

31 May 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

6/168 CANADIAN BAY ROAD MOUNT ELIZA VIC 3930

\$475,000

26-Jan-25

1/165 MOUNT ELIZA WAY MOUNT ELIZA VIC 3930

\$630,000

01-Apr-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: 24 June 2025



**6/168 CANADIAN BAY ROAD
MOUNT ELIZA VIC 3930**

 2  1  -

Sold Price **\$475,000** Sold Date **26-Jan-25**

Distance **0.18km**



**1/165 MOUNT ELIZA WAY MOUNT
ELIZA VIC 3930**

 2  1  -

Sold Price **\$630,000** Sold Date **01-Apr-25**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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