

## 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

19 MADDISON AVENUE 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

\$1,750,000

&

\$1,925,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,610,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Jul 2024

to

30 Jun 2025

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

15 HAMERSLEY COURT MOUNT ELIZA VIC 3930	\$1,840,000	03-Feb-25
135 WOORALLA DRIVE MOUNT ELIZA VIC 3930	-	26-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: 24 July 2025

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## 15 HAMERSLEY COURT MOUNT ELIZA VIC 3930

5 3 2

Sold Price

**\$1,840,000**

Sold Date **03-Feb-25**

Distance **1.94km**



## 135 WOORALLA DRIVE MOUNT ELIZA VIC 3930

4 3 2

Sold Price

RS - UN

Sold Date **26-May-25**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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