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	1 CLENDON CLOSE 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	$2,950,000	&	$3,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,650,000	Property type	House	Suburb	Mount Eliza
Period-from	01 Jul 2025	to	30 Jun 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
5 NUVILLE COURT MOUNT ELIZA VIC 3930	$3,155,000	07-May-26
26 DENDRON PLACE MOUNT ELIZA VIC 3930	$3,150,000	04-Apr-26
5 WINONA ROAD MOUNT ELIZA VIC 3930	$3,430,000	20-May-26

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: 07 July 2026

LynchCo

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5 NUVILLE COURT MOUNT ELIZA VIC 3930

5 3 2

Sold Price RS $3,155,000 Sold Date 07-May-26

Distance 1.22km



26 DENDRON PLACE MOUNT ELIZA VIC 3930

5 3 2

Sold Price $3,150,000 Sold Date 04-Apr-26

Distance 1.3km



5 WINONA ROAD MOUNT ELIZA VIC 3930

4 2 2

Sold Price RS $3,430,000 Sold Date 20-May-26

Distance 1.79km



8 CLENDON CLOSE MOUNT ELIZA VIC 3930

4 3 4

Sold Price $3,325,000 Sold Date 16-Dec-25

Distance 0.11km

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

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