

## 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

7 NARRUNG ROAD 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

\$1,500,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,580,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Oct 2024

to

30 Sep 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

45 GRANYA GROVE MOUNT ELIZA VIC 3930

\$1,773,000

04-Oct-25

132 KOORNALLA CRESCENT MOUNT ELIZA VIC 3930

\$1,575,000

04-Jul-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: 31 October 2025

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**45 GRANYA GROVE MOUNT ELIZA VIC 3930** Sold Price <sup>RS</sup> **\$1,773,000** <sup>UN</sup> Sold Date **04-Oct-25**

 4  3  2

Distance **0.32km**



**132 KOORNALLA CRESCENT MOUNT ELIZA VIC 3930** Sold Price **\$1,575,000** Sold Date **04-Jul-25**

 4  2  4

Distance **0.39km**

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

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