

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

40-42 CLAREMONT STREET 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

\$1,550,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,585,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Nov 2024

to

31 Oct 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

41-43 EUMERALLA GROVE MOUNT ELIZA VIC 3930	\$1,700,000	02-Sep-25
1 SUMMERHILL CRESCENT MOUNT ELIZA VIC 3930	\$1,550,000	26-Aug-25
7 KILBIRNIE CLOSE MOUNT ELIZA VIC 3930	\$1,740,000	02-Oct-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: 07 November 2025

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41-43 EUMERALLA GROVE MOUNT ELIZA VIC 3930 Sold Price **\$1,700,000** Sold Date **02-Sep-25**

 4  2  2

Distance **0.37km**



1 SUMMERHILL CRESCENT MOUNT ELIZA VIC 3930 Sold Price **\$1,550,000** Sold Date **26-Aug-25**

 4  3  2

Distance **0.91km**



7 KILBIRNIE CLOSE MOUNT ELIZA VIC 3930 Sold Price ^{RS} **\$1,740,000** Sold Date **02-Oct-25**

 5  2  2

Distance **1.98km**

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

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