

## 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

238 MOOROODUC HIGHWAY 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

\$1,900,000

&

\$2,090,000

### 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

6 CHETWYN COURT FRANKSTON SOUTH VIC 3199	\$2,090,000	07-Oct-25
283 HUMPHRIES ROAD FRANKSTON SOUTH VIC 3199	\$1,850,000	29-Oct-25
48 MATHER ROAD MOUNT ELIZA VIC 3930	\$2,040,000	10-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: 27 November 2025

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**6 CHETWYN COURT FRANKSTON  
SOUTH VIC 3199**

4 4 4

Sold Price <sup>RS</sup> **\$2,090,000** <sup>UN</sup> Sold Date **07-Oct-25**

Distance **1.91km**



**283 HUMPHRIES ROAD  
FRANKSTON SOUTH VIC 3199**

6 3 8

Sold Price <sup>RS</sup> **\$1,850,000** Sold Date **29-Oct-25**

Distance **1.17km**



**48 MATHER ROAD MOUNT ELIZA  
VIC 3930**

4 2 5

Sold Price <sup>RS</sup> **\$2,040,000** Sold Date **10-Oct-25**

Distance **1.38km**

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

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