Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 19/11/26

Property offered for sale

Address
Including suburb and postcode: 144 HUMPHRIES ROAD MOUNT ELIZA VIC 3930

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
House	5	4	3	-	2,605m²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

~~Single price~~

or

Range between $2,700,000 & $2,970,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median Price $1,687,500 | Property type House | Suburb Mount Eliza

Period: from 01 Nov 2025 to 31 Oct 2026 | Source Cotality

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Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
41 ALLISON ROAD MOUNT ELIZA VIC 3930	-	11-Aug-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	6	3	5	309m²	2,708m²

Comparable property 2

Address	Sale price	Date of sale
12 MERILYN WAY FRANKSTON SOUTH VIC 3199	$2,675,000	15-Jun-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	5	2	4	342m²	2,841m²

Comparable property 3

Address	Sale price	Date of sale
42 SIBYL AVENUE FRANKSTON SOUTH VIC 3199	$2,950,000	24-Jun-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	6	4	7	334m²	2,698m²

Reason there are fewer than three comparable properties

☐ ~~I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.~~

~~Explain the reason the agent or agent's representative believes that fewer than three comparable properties:~~

N/A

Sale Outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale Price	$_____
Unconditional sale date	_____/_____/_____

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41 ALLISON ROAD MOUNT ELIZA VIC 3930

HOUSE

6 | 3 | 5 | 2,708m² | 309m²

RS UN
Sold Price -
Sold Date 11-Aug-26
Distance 1.24km

Notes from your agent

Sale Price: $2,650,000
Internal living: 33 squares, fully renovated (floor-to-ceiling tiling), self-contained 2 bedroom unit, pool, basketball court)



12 MERILYN WAY FRANKSTON SOUTH VIC 3199

HOUSE

5 | 2 | 4 | 2,841m² | 342m²

Sold Price $2,675,000
Sold Date 15-Jun-26
Distance 1.01km

Notes from your agent

Built: 2023, internal living: 30 squares, pool



42 SIBYL AVENUE FRANKSTON SOUTH VIC 3199

HOUSE

6 | 4 | 7 | 2,698m² | 334m²

Sold Price $2,950,000
Sold Date 24-Jun-26
Distance 0.97km

Notes from your agent

Internal living: 36 squares, tennis court, no pool, sauna, six car garage plus single garage
Built 1983, refurbished by Alexander Pollock Interior Design
Listed Price: $2,995,000 - $3,100,000, DOM 43 days

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

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