

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 Grice Avenue, Mount Eliza Vic 3930

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$990,000 & \$1,070,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Mount Eliza

Period - From 06/03/2025 to 05/03/2026 Source Property Data

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 six 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
1	1350 Nepean Hwy MOUNT ELIZA 3930	\$1,020,000	08/01/2026
2			
3			

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 six months.

This Statement of Information was prepared on: 06/03/2026 15:48



Property Type: House (Res)

Land Size: 843 sqm approx

Agent Comments

Indicative Selling Price

\$990,000 - \$1,070,000

Median House Price

06/03/2025 - 05/03/2026: \$1,650,000

Comparable Properties



1350 Nepean Hwy MOUNT ELIZA 3930 (REI)

Agent Comments



Price: \$1,020,000

Method: Private Sale

Date: 08/01/2026

Property Type: House

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 six months.