

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

2-4 Station Street, Mount Eliza Vic 3930

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,700,000

Property Type House

Suburb Mount Eliza

Period - From 11/09/2025

to

10/09/2026

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	11 Kilbirnie CI MOUNT ELIZA 3930	\$1,735,000	14/05/2026
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:

11/09/2026 13:10



Property Type: Land
Land Size: 1129 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
11/09/2025 - 10/09/2026: \$1,700,000

Comparable Properties



11 Kilbirnie CI MOUNT ELIZA 3930 (REI/VG)

Agent Comments



Price: \$1,735,000
Method: Private Sale
Date: 14/05/2026
Property Type: House
Land Size: 1420 sqm approx

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.