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	285 Mount Eliza Road, Riddells Creek, VIC 3431

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	$2,995,000	&	$3,200,000

Median sale price

Median price	$900,000	Property type	*House*	Suburb	Riddells Creek (3431)
Period - From	01/08/2024	To	31/01/2026	Source	Cotality

Comparable property sales

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: 24/02/2026