

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

4 WENDY AVENUE MOUNT ELIZA VIC 3930

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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

House

Suburb

Mount Eliza

Period-from

01 May 2025

to

30 Apr 2026

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

3/36 CLARKESTOWN AVENUE MOUNT ELIZA VIC 3930	\$810,000	03-Mar-26
8/33 BADEN POWELL PLACE MOUNT ELIZA VIC 3930	\$850,000	16-Apr-26

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: 21 May 2026


**3/36 CLARKESTOWN AVENUE
MOUNT ELIZA VIC 3930**
 2
  1
  1

Sold Price

\$810,000

 Sold Date **03-Mar-26**

 Distance **0.72km**

**8/33 BADEN POWELL PLACE
MOUNT ELIZA VIC 3930**
 3
  2
  2

Sold Price

^{RS} **\$850,000**

 Sold Date **16-Apr-26**

 Distance **0.5km**
RS = Recent sale

UN = Undisclosed Sale

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