

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

9 AUTUMN CRESCENT 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

\$1,275,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Sep 2024

to

31 Aug 2025

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

28 ELIZA DRIVE MOUNT ELIZA VIC 3930	\$1,400,000	04-Jun-25
35 MOUNTAIN VIEW ROAD MOUNT ELIZA VIC 3930	\$1,300,000	13-Apr-25

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.

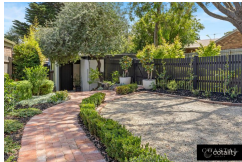
This Statement of Information was prepared on: 30 September 2025



28 ELIZA DRIVE MOUNT ELIZA VIC 3930 Sold Price **\$1,400,000** Sold Date **04-Jun-25**

 4  2  2

Distance **0.07km**



35 MOUNTAIN VIEW ROAD MOUNT ELIZA VIC 3930 Sold Price **\$1,300,000** Sold Date **13-Apr-25**

 3  2  1

Distance **0.2km**

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

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