

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

11 Kunyung Road, Mount Eliza Vic 3930

Indicative selling price

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

Range between \$2,750,000

&

\$2,950,000

Median sale price

Median price \$1,727,500

Property Type House

Suburb Mount Eliza

Period - From 01/07/2025

to

30/06/2026

Source REIV

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	29 Wimbledon Av MOUNT ELIZA 3930	\$3,000,000	15/07/2026
2	91 Wimborne Av MOUNT ELIZA 3930	\$2,850,000	02/04/2026
3	52 Rosserdale Cr MOUNT ELIZA 3930	\$2,900,000	13/03/2026

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:

19/08/2026 14:27



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Property Type: House
Land Size: 802 sqm approx
Agent Comments

Indicative Selling Price
 \$2,750,000 - \$2,950,000
Median House Price
 Year ending June 2026: \$1,727,500

Comparable Properties



29 Wimbledon Av MOUNT ELIZA 3930 (REI)

Agent Comments

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Price: \$3,000,000
Method: Private Sale
Date: 15/07/2026
Property Type: House (Res)
Land Size: 846 sqm approx



91 Wimborne Av MOUNT ELIZA 3930 (REI/VG)

Agent Comments

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Price: \$2,850,000
Method: Private Sale
Date: 02/04/2026
Property Type: House (Res)
Land Size: 871 sqm approx



52 Rosserdale Cr MOUNT ELIZA 3930 (VG)

Agent Comments

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Price: \$2,900,000
Method: Sale
Date: 13/03/2026
Property Type: House (Res)
Land Size: 810 sqm approx

Account - Marshall White | P: 03 9822 9999