

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

2/9 BADEN POWELL PLACE 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

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Mount Eliza

Period-from

01 Aug 2025

to

31 Jul 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

3/23 BADEN POWELL PLACE MOUNT ELIZA VIC 3930	\$810,000	18-Jun-26
4/2 SPERO AVENUE MOUNT ELIZA VIC 3930	\$900,000	24-Mar-26
2/23 DALSTEN GROVE MOUNT ELIZA VIC 3930	\$915,000	27-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: 05 August 2026

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3/23 BADEN POWELL PLACE MOUNT ELIZA VIC 3930

2 1 2

Sold Price

^{RS} **\$810,000** ^{UN}

Sold Date

18-Jun-26

Distance

0.14km



4/2 SPERO AVENUE MOUNT ELIZA VIC 3930

2 1 2

Sold Price

\$900,000

Sold Date

24-Mar-26

Distance

0.15km



2/23 DALSTEN GROVE MOUNT ELIZA VIC 3930

2 1 1

Sold Price

\$915,000

Sold Date

27-Apr-26

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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