

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

22 MADDISON 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

\$2,250,000

&

\$2,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Apr 2025

to

31 Mar 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

8 THE RIDGE MOUNT ELIZA VIC 3930	\$2,530,000	01-Mar-26
10 GUNYONG CREEK LANE MOUNT ELIZA VIC 3930	\$2,000,000	21-Jan-26
17 WOODHAVEN ROAD MORNINGTON VIC 3931	\$2,575,000	08-Dec-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.~~

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8 THE RIDGE MOUNT ELIZA VIC 3930

 5  2  4

Sold Price ^{RS} **\$2,530,000** ^{UN} Sold Date **01-Mar-26**

Distance **1.32km**



10 GUNYONG CREEK LANE MOUNT ELIZA VIC 3930

 3  2  3

Sold Price ^{RS} **\$2,000,000** Sold Date **21-Jan-26**

Distance **1.47km**



17 WOODHAVEN ROAD MORNINGTON VIC 3931

 4  3  3

Sold Price **\$2,575,000** Sold Date **08-Dec-25**

Distance **1.71km**

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

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