

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

4/3-5 LEICESTER 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Mount Eliza

Period-from

01 Jun 2025

to

31 May 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

4/11 LEICESTER AVENUE MOUNT ELIZA VIC 3930	\$715,000	13-Feb-26
2/13 LEICESTER AVENUE MOUNT ELIZA VIC 3930	\$695,000	05-Dec-25
6/3-5 LEICESTER AVENUE MOUNT ELIZA VIC 3930	\$610,000	15-Jul-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: 19 June 2026


**4/11 LEICESTER AVENUE MOUNT
ELIZA VIC 3930**

Sold Price

\$715,000

Sold Date

13-Feb-26
 3  1  1

Distance

0.1km

**2/13 LEICESTER AVENUE MOUNT
ELIZA VIC 3930**

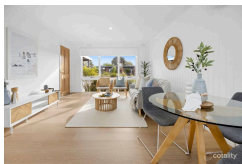
Sold Price

\$695,000

Sold Date

05-Dec-25
 2  1  2

Distance

0.12km

**6/3-5 LEICESTER AVENUE MOUNT
ELIZA VIC 3930**

Sold Price

\$610,000

Sold Date

15-Jul-25
 2  1  1

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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