

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

41 Allison Road, Mount Eliza Vic 3930

Indicative selling price

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

Range between \$2,600,000

&

\$2,800,000

Median sale price

Median price \$1,715,000

Property Type House

Suburb Mount Eliza

Period - From 01/04/2025

to 31/03/2026

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	86 Walkers Rd MOUNT ELIZA 3930	\$2,820,000	06/03/2026
2	8 The Ridge MOUNT ELIZA 3930	\$2,530,000	01/03/2026
3			

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.~~

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Indicative Selling Price

\$2,600,000 - \$2,800,000

Median House Price

Year ending March 2026: \$1,715,000



6 3 3

Rooms: 8
Property Type: House
Land Size: 2710 sqm approx
Agent Comments

Comparable Properties



86 Walkers Rd MOUNT ELIZA 3930 (REI)

Agent Comments

4 2 7

Price: \$2,820,000
Method: Private Sale
Date: 06/03/2026
Property Type: House
Land Size: 2688 sqm approx



8 The Ridge MOUNT ELIZA 3930 (REI)

Agent Comments

5 2 6

Price: \$2,530,000
Method: Private Sale
Date: 01/03/2026
Property Type: House (Res)
Land Size: 2010 sqm approx

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.