

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

9 WIRINGA CRESCENT 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

\$1,595,000

&

\$1,750,000

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

6 CAMERON WAY MOUNT ELIZA VIC 3930	1700000	18-Dec-25
100 EUMERALLA GROVE MOUNT ELIZA VIC 3930	1675000	17-Feb-26
7 NARRUNG ROAD MOUNT ELIZA VIC 3930	1575000	20-Nov-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: 27 April 2026

Mark Logue

P 61425349877

M 0418374834

E mark.logue@belleproperty.com


**6 CAMERON WAY MOUNT ELIZA
VIC 3930**

Sold Price

1700000

Sold Date

18-Dec-25


4



2



2

Distance

0.59km

**100 EUMERALLA GROVE MOUNT
ELIZA VIC 3930**

Sold Price

^{RS}**1675000**^{UN}

Sold Date

17-Feb-26


4



2



2

Distance

1.84km

**7 NARRUNG ROAD MOUNT ELIZA
VIC 3930**

Sold Price

1575000

Sold Date

20-Nov-25


4



2



2

Distance

1.82km
RS = Recent sale

UN = Undisclosed Sale

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