

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

48 ROSSERDALE 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	\$2,300,000	&	\$2,500,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,585,000	Property type	House	Suburb	Mount Eliza
Period-from	01 Nov 2024	to	31 Oct 2025	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
21 WIMBLEDON AVENUE MOUNT ELIZA VIC 3930	\$2,300,000	30-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: 27 November 2025

**21 WIMBLEDON AVENUE MOUNT
ELIZA VIC 3930**

Sold Price

\$2,300,000

Sold Date

30-Jul-25

4

2

2

Distance

0.6km**RS** = Recent sale **UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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