

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

1/30 Volitans Avenue, Mount Eliza Vic 3930

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,670,000

Property Type House

Suburb Mount Eliza

Period - From 01/04/2026

to 30/06/2026

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	82 Rutland Av MOUNT ELIZA 3930	\$1,150,000	13/06/2026
2	9 Acunha St MOUNT ELIZA 3930	\$1,153,000	20/05/2026
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.~~

This Statement of Information was prepared on:

16/07/2026 12:15

1/30 Volitans Avenue, Mount Eliza Vic 3930

CROWDER
community real estate

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

June quarter 2026: \$1,670,000



3 2 2

Property Type: House

Land Size: 701 sqm approx

Agent Comments

Comparable Properties



82 Rutland Av MOUNT ELIZA 3930 (REI)

Agent Comments

3 2 2

Price: \$1,150,000

Method: Private Sale

Date: 13/06/2026

Property Type: House

Land Size: 767 sqm approx



9 Acunha St MOUNT ELIZA 3930 (REI)

Agent Comments

3 2 2

Price: \$1,153,000

Method: Private Sale

Date: 20/05/2026

Property Type: House

Land Size: 759 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.

Account - Community Real Estate



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