

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

6/36 Clarkestown Avenue, Mount Eliza Vic 3930

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$785,000

Property Type

Unit

Suburb

Mount Eliza

Period - From

01/10/2024

to

30/09/2025

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	7/1 Spero Av MOUNT ELIZA 3930	\$875,000	02/07/2025
2	1/19 Coonara Av MOUNT ELIZA 3930	\$810,000	23/06/2025
3	7/2 Spero Av MOUNT ELIZA 3930	\$830,000	21/05/2025

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:

09/10/2025 14:35

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Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

Year ending September 2025: \$785,000



Property Type:

Agent Comments

Comparable Properties



7/1 Spero Av MOUNT ELIZA 3930 (REI/VG)

Agent Comments



Price: \$875,000

Method: Private Sale

Date: 02/07/2025

Property Type: Unit



1/19 Coonara Av MOUNT ELIZA 3930 (REI/VG)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 23/06/2025

Property Type: Unit

Land Size: 259 sqm approx



7/2 Spero Av MOUNT ELIZA 3930 (REI/VG)

Agent Comments



Price: \$830,000

Method: Private Sale

Date: 21/05/2025

Property Type: Unit

Land Size: 361 sqm approx

Account - Community Real Estate