

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

8/33 Baden Powell Place, Mount Eliza Vic 3930

Indicative selling price

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

Range between \$940,000 & \$1,000,000

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	6/105 Canadian Bay Rd MOUNT ELIZA 3930	\$1,005,000	01/10/2025
2	3/91 Canadian Bay Rd MOUNT ELIZA 3930	\$967,000	11/07/2025
3	1/7 Spero Av MOUNT ELIZA 3930	\$1,010,000	22/04/2025

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 14:41

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Indicative Selling Price

\$940,000 - \$1,000,000

Median Unit Price

Year ending September 2025: \$785,000

**Property Type:**

Flat/Unit/Apartment (Res)

Land Size: 405 sqm approx

Agent Comments

Comparable Properties

**6/105 Canadian Bay Rd MOUNT ELIZA 3930 (REI)****Price:** \$1,005,000**Method:** Private Sale**Date:** 01/10/2025**Property Type:** Unit

Agent Comments

**3/91 Canadian Bay Rd MOUNT ELIZA 3930 (REI)****Price:** \$967,000**Method:** Private Sale**Date:** 11/07/2025**Property Type:** Unit

Agent Comments

1/7 Spero Av MOUNT ELIZA 3930 (VG)**Price:** \$1,010,000**Method:** Sale**Date:** 22/04/2025**Property Type:** Flat/Unit/Apartment (Res)

Agent Comments

Account - Community Real Estate