

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

8/33 Baden Powell Place, Mount Eliza Vic 3930

CROWDER
community real estate

James Crowder

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Indicative Selling Price

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

Median Unit Price

Year ending September 2025: \$785,000



 3  2  2

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 405 sqm approx

Agent Comments

Comparable Properties



6/105 Canadian Bay Rd MOUNT ELIZA 3930 (REI)

Agent Comments

 3  2  2

Price: \$1,005,000

Method: Private Sale

Date: 01/10/2025

Property Type: Unit



3/91 Canadian Bay Rd MOUNT ELIZA 3930 (REI)

Agent Comments

 3  2  2

Price: \$967,000

Method: Private Sale

Date: 11/07/2025

Property Type: Unit

1/7 Spero Av MOUNT ELIZA 3930 (VG)

Agent Comments

 3  -  -

Price: \$1,010,000

Method: Sale

Date: 22/04/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Community Real Estate



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