

# 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

4/4-8 Kenaud Avenue, Mount Eliza Vic 3930

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$630,000

### Median sale price

Median price \$695,000 Property Type Unit Suburb Mount Eliza

Period - From 01/10/2025 to 31/12/2025 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	3/13 Coonara Av MOUNT ELIZA 3930	\$615,000	12/01/2026
2	7/6 Coonara Av MOUNT ELIZA 3930	\$607,000	02/12/2025
3	1/154 Canadian Bay Rd MOUNT ELIZA 3930	\$650,000	10/11/2025

**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:

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2   1   1

**Property Type:** Strata Unit/Flat

**Land Size:** 189 sqm approx

Agent Comments

**Indicative Selling Price**  
\$590,000 - \$630,000  
**Median Unit Price**  
December quarter 2025: \$695,000

## Comparable Properties

3/13 Coonara Av MOUNT ELIZA 3930 (REI/VG)

Agent Comments

2   1   1

**Price:** \$615,000

**Method:** Private Sale

**Date:** 12/01/2026

**Property Type:** Unit



7/6 Coonara Av MOUNT ELIZA 3930 (REI/VG)

Agent Comments

2   1   1

**Price:** \$607,000

**Method:** Private Sale

**Date:** 02/12/2025

**Property Type:** Unit



1/154 Canadian Bay Rd MOUNT ELIZA 3930 (VG)

Agent Comments

2   -   -

**Price:** \$650,000

**Method:** Sale

**Date:** 10/11/2025

**Property Type:** Flat/Unit/Apartment (Res)

Account - Community Real Estate



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