

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

5 NUVILLE COURT MOUNT ELIZA VIC 3930

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|--------------|--|---------------------|-------------|---|-------------|
| Single Price | | or range between | \$2,950,000 | & | \$3,245,000 |
|--------------|--|---------------------|-------------|---|-------------|

Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|--------------|-------------|---------------|-------------|--------|-------------|
| Median Price | \$1,612,500 | Property type | House | Suburb | Mount Eliza |
| Period-from | 01 Feb 2025 | to | 31 Jan 2026 | Source | Cotality |

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 6 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 |
|--|-------------|--------------|
| 39 BELLBIRD ROAD MOUNT ELIZA VIC 3930 | \$3,005,000 | 26-Oct-25 |
| 5 KIATA COURT MOUNT ELIZA VIC 3930 | \$3,100,000 | 23-Oct-25 |
| 15 WIMBLEDON AVENUE MOUNT ELIZA VIC 3930 | \$3,133,000 | 01-Nov-25 |

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 6 months.

This Statement of Information was prepared on: 06 February 2026



39 BELLBIRD ROAD MOUNT ELIZA VIC 3930 Sold Price ^{RS} **\$3,005,000 UN** Sold Date **26-Oct-25**

5 3 2

Distance **1km**



5 KIATA COURT MOUNT ELIZA VIC 3930 Sold Price ^{RS} **\$3,100,000 UN** Sold Date **23-Oct-25**

5 3 2

Distance **1.19km**



15 WIMBLEDON AVENUE MOUNT ELIZA VIC 3930 Sold Price ^{RS} **\$3,133,000** Sold Date **01-Nov-25**

4 2 2

Distance **2.45km**

RS = Recent sale **UN** = Undisclosed Sale

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