

## 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

61 WINONA ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,200,000

&

\$2,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

House

Suburb

Mount Eliza

Period-from

01 May 2025

to

30 Apr 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 WALKERS ROAD MOUNT ELIZA VIC 3930	\$2,201,000	01-Apr-26
21 MCGOWN ROAD MOUNT ELIZA VIC 3930	\$2,330,000	16-Apr-26

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.

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**39 WALKERS ROAD MOUNT ELIZA VIC 3930** Sold Price <sup>RS</sup> **\$2,201,000** <sup>UN</sup> Sold Date **01-Apr-26**

 4  2  3

Distance **1.35km**



**21 MCGOWN ROAD MOUNT ELIZA VIC 3930** Sold Price <sup>RS</sup> **\$2,330,000** Sold Date **16-Apr-26**

 4  3  2

Distance **1.85km**

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

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