Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address Including suburb and postcode	82 Rutland Ave, Mount Eliza

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	$1,200,000	&	$1,300,000

Median sale price

Median price	$1,747,500	Property type	House	Suburb	Mount Eliza
Period - From	1/1/2026	to	21/5/2026	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 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
26 Roborough Ave, Mount Eliza	$1,315,000	7/3/2026

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: 21/5/2026

CONSUMER AFFAIRS VICTORIA