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	1/14 CONWAY STREET 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	$595,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$845,000	Property type	Unit	Suburb	Mount Eliza
Period-from	01 Sep 2024	to	31 Aug 2025	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
1/165 MOUNT ELIZA WAY MOUNT ELIZA VIC 3930	$630,000	01-Apr-25
3/163 MOUNT ELIZA WAY MOUNT ELIZA VIC 3930	$615,000	15-Aug-25
6/3-5 LEICESTER AVENUE MOUNT ELIZA VIC 3930	$610,000	15-Jul-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: 19 September 2025

OBrien Real Estate

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1/165 MOUNT ELIZA WAY MOUNT ELIZA VIC 3930

2 1 1

Sold Price **$630,000** Sold Date **01-Apr-25**

Distance **1.22km**



3/163 MOUNT ELIZA WAY MOUNT ELIZA VIC 3930

2 1 1

Sold Price RS **$615,000** Sold Date **15-Aug-25**

Distance **1.24km**



6/3-5 LEICESTER AVENUE MOUNT ELIZA VIC 3930

2 1 1

Sold Price **$610,000** Sold Date **15-Jul-25**

Distance **1.46km**

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

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