

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

31 Millbank Drive, Mount Eliza Vic 3930

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$1,740,000 Property Type House Suburb Mount Eliza

Period - From 01/01/2025 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	54 Mountain View Rd MOUNT ELIZA 3930	\$1,420,000	17/11/2025
2	3 Quinns Pde MOUNT ELIZA 3930	\$1,450,000	08/11/2025
3	18 Quinns Pde MOUNT ELIZA 3930	\$1,361,525	01/11/2025

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:

05/02/2026 15:00



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Property Type: House (Res)
Land Size: 3604 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,485,000
Median House Price
 Year ending December 2025: \$1,740,000

Comparable Properties



54 Mountain View Rd MOUNT ELIZA 3930 (REI)

Agent Comments

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 4

Price: \$1,420,000
Method: Private Sale
Date: 17/11/2025
Property Type: House



3 Quinns Pde MOUNT ELIZA 3930 (REI)

Agent Comments

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 2

Price: \$1,450,000
Method: Private Sale
Date: 08/11/2025
Property Type: House
Land Size: 769 sqm approx



18 Quinns Pde MOUNT ELIZA 3930 (REI/VG)

Agent Comments

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 2

Price: \$1,361,525
Method: Private Sale
Date: 01/11/2025
Property Type: House
Land Size: 929 sqm approx

Account - Marshall White | P: 03 9822 9999