

# 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

25 Inverness Road, Mount Evelyn, Vic 3796

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$820,000

&

\$900,000

### Median sale price

Median price

\$962,524

Property type

House

Suburb

Mount Evelyn

Period - From

01/01/2026

to

31/03/2026

Source



PropTrack

### 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
149 York Road, Montrose, VIC 3765	\$855,000	28/03/2026
85 Charles Road, Lilydale, VIC 3140	\$856,000	01/12/2025
14 The Boulevard, Montrose, VIC 3765	\$860,000	13/02/2026

**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: 23/04/2026