

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

1a Everton Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$892,000 Property Type House Suburb Mount Evelyn

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	36a Bailey Rd MOUNT EVELYN 3796	\$885,000	03/02/2026
2	1/17 Glen View Rd MOUNT EVELYN 3796	\$910,000	29/01/2026
3	18a Bradman Av MOUNT EVELYN 3796	\$907,000	09/10/2025

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:

25/03/2026 15:47



Property Type: House

Land Size: 428 sqm approx

Agent Comments

Comparable Properties



36a Bailey Rd MOUNT EVELYN 3796 (REI)

Agent Comments



Price: \$885,000

Method: Private Sale

Date: 03/02/2026

Property Type: House (Res)

Land Size: 444 sqm approx



1/17 Glen View Rd MOUNT EVELYN 3796 (REI)

Agent Comments



Price: \$910,000

Method: Private Sale

Date: 29/01/2026

Property Type: House

Land Size: 336 sqm approx



18a Bradman Av MOUNT EVELYN 3796 (REI/VG)

Agent Comments



Price: \$907,000

Method: Private Sale

Date: 09/10/2025

Property Type: House

Land Size: 438 sqm approx