

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

6-8 COMMERCIAL ROAD MOUNT EVELYN VIC 3796

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

\$960,000

&

\$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$882,500

Property type

House

Suburb

Mount Evelyn

Period-from

01 Apr 2025

to

31 Mar 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 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

5 JESSICA COURT MOUNT EVELYN VIC 3796	\$1,005,000	07-Feb-26
13 THE RIDGE LILYDALE VIC 3140	\$1,035,000	28-Feb-26

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: 15 April 2026

**5 JESSICA COURT MOUNT EVELYN VIC 3796** Sold Price ^{RS} **\$1,005,000** Sold Date **07-Feb-26**

4 2 2

Distance **0.46km****13 THE RIDGE LILYDALE VIC 3140** Sold Price ^{RS} **\$1,035,000** Sold Date **28-Feb-26**

4 2 2

Distance **1.25km****RS** = Recent sale **UN** = Undisclosed Sale

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