

## 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

33 COMMERCIAL ROAD MOUNT EVELYN VIC 3796

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$695,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,600

Property type

House

Suburb

Mount Evelyn

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

52 MARCUS STREET MOUNT EVELYN VIC 3796	\$724,500	19-Dec-24
17 EVERTON ROAD MOUNT EVELYN VIC 3796	\$700,000	30-Oct-24
26 SPRING STREET MOUNT EVELYN VIC 3796	\$741,920	24-Oct-24

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: 12 February 2025



52 MARCUS STREET MOUNT  
EVELYN VIC 3796

Sold Price

\$724,500

Sold Date

19-Dec-24

3

1

-

Distance

0.87km



17 EVERTON ROAD MOUNT  
EVELYN VIC 3796

Sold Price

\$700,000

Sold Date

30-Oct-24

3

1

4

Distance

1.72km



26 SPRING STREET MOUNT  
EVELYN VIC 3796

Sold Price

\$741,920

Sold Date

24-Oct-24

3

1

2

Distance

2.11km



65 BAILEY ROAD MOUNT EVELYN  
VIC 3796

Sold Price

\$750,000

Sold Date

05-Oct-24

3

1

2

Distance

2.24km



4D MARSHALL STREET MOUNT  
EVELYN VIC 3796

Sold Price

<sup>RS</sup>\$750,000

Sold Date

31-Dec-24

3

2

-

Distance

2.06km

RS = Recent sale

UN = Undisclosed Sale

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