

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

81 Commercial Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$720,000 & \$760,000

Median sale price

Median price \$895,000 Property Type House Suburb Mount Evelyn

Period - From 01/10/2024 to 31/12/2024 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 | 52 Marcus St MOUNT EVELYN 3796 | \$740,000 | 16/12/2024 |
| 2 | 26 Hawkins Rd MONTROSE 3765 | \$755,000 | 15/12/2024 |
| 3 | 100 Commercial Rd MOUNT EVELYN 3796 | \$753,000 | 24/09/2024 |

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: 12/02/2025 15:33



Rooms: 4
Property Type: House
Land Size: 1190 sqm approx
 Agent Comments

Indicative Selling Price
 \$720,000 - \$760,000
Median House Price
 December quarter 2024: \$895,000

Comparable Properties



52 Marcus St MOUNT EVELYN 3796 (REI)

Agent Comments



Price: \$740,000
Method: Private Sale
Date: 16/12/2024
Property Type: House
Land Size: 1100.48 sqm approx



26 Hawkins Rd MONTROSE 3765 (REI)

Agent Comments



Price: \$755,000
Method: Private Sale
Date: 15/12/2024
Property Type: House
Land Size: 858 sqm approx



100 Commercial Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments



Price: \$753,000
Method: Private Sale
Date: 24/09/2024
Property Type: House
Land Size: 1149 sqm approx

Account - Barry Plant | P: 03 9735 3300