Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 81 Commercial Road, Mount Evelyn Vic 3796

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$720,000		&		\$760,000					
Median sale price										
Median price	\$895,000	Pro	Property Type		House		Suburb	Mount Evelyn		
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ade	dress 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) Image: 1 Image: 1 3 Image: 1 Price: \$740,000 Method: Private Sale Date: 16/12/2024 Property Type: House Land Size: 1100.48 sqm approx	Agent Comments
	26 Hawkins Rd MONTROSE 3765 (REI) 3 1 2 Price: \$755,000 Method: Private Sale Date: 15/12/2024 Property Type: House Land Size: 858 sqm approx	Agent Comments
Transients	100 Commercial Rd MOUNT EVELYN 3796 (REI/VG) 1 1 2 Price: \$753,000 Method: Private Sale Date: 24/09/2024 Property Type: House Land Size: 1149 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9735 3300



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