

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

41 Railway Road, Mt Evelyn 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)

Range Between

\$540,000

&

\$590,000

**Median sale price**

Median price

\$805,000

Property type

House

Suburb

Mount Evelyn

Period - From

01/10/2022

to

31/12/2022

Source

REIV

**Comparable property sales**

The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on: 01/02/2023 16:30