

## 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

20 CHANNEL ROAD MOUNT EVELYN VIC 3796

### Indicative selling price

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

Single Price

or range  
between

\$995,000

&

\$1,060,000

### 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

7 MARSHALL STREET MOUNT EVELYN VIC 3796	\$1,190,000	05-Dec-24
49 RUSSELL STREET MOUNT EVELYN VIC 3796	\$1,100,000	31-Oct-24
5 THE RIDGE LILYDALE VIC 3140	\$990,000	08-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: 24 February 2025



**7 MARSHALL STREET MOUNT  
EVELYN VIC 3796**

 4  2  5

Sold Price **\$1,190,000** Sold Date **05-Dec-24**

Distance **1.27km**



**49 RUSSELL STREET MOUNT  
EVELYN VIC 3796**

 4  3  4

Sold Price **\$1,100,000** Sold Date **31-Oct-24**

Distance **1.65km**

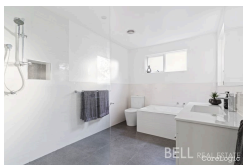


**5 THE RIDGE LILYDALE VIC 3140**

 4  2  3

Sold Price **\$990,000** Sold Date **08-Oct-24**

Distance **1.99km**



**1 JOHNS CRESCENT MOUNT  
EVELYN VIC 3796**

 4  2  2

Sold Price **\$955,000** Sold Date **05-Sep-24**

Distance **0.55km**

RS = Recent sale      UN = Undisclosed Sale

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