

# 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

8 Adams Place, 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)

Range between \$870,000 & \$935,000

### Median sale price

Median price \$851,000 Property Type House Suburb Mount Evelyn

Period - From 01/04/2024 to 31/03/2025 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	5 Hilltop Cr MOUNT EVELYN 3796	\$928,000	28/02/2025
2	46 Johns Cr MOUNT EVELYN 3796	\$920,000	04/02/2025
3	2 Clearwater Dr LILYDALE 3140	\$949,000	22/01/2025

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:

29/04/2025 16:39



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**Property Type:** House  
**Land Size:** 1077 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$870,000 - \$935,000  
**Median House Price**  
Year ending March 2025: \$851,000

## Comparable Properties



**5 Hilltop Cr MOUNT EVELYN 3796 (REI/VG)**

**Agent Comments**

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**Price:** \$928,000  
**Method:** Private Sale  
**Date:** 28/02/2025  
**Property Type:** House  
**Land Size:** 827 sqm approx



**46 Johns Cr MOUNT EVELYN 3796 (REI/VG)**

**Agent Comments**

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**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 04/02/2025  
**Property Type:** House  
**Land Size:** 1254 sqm approx



**2 Clearwater Dr LILYDALE 3140 (REI/VG)**

**Agent Comments**

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**Price:** \$949,000  
**Method:** Private Sale  
**Date:** 22/01/2025  
**Property Type:** House  
**Land Size:** 810 sqm approx