Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	8 Adams Place, Mount Evelyn Vic 3796
Including suburb and	
postcode	

Indicative selling price

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

Range between \$870,000 & \$	\$935,000
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Median sale price

Median price \$8	851,000	Pro	perty Type	House		Suburb	Mount Evelyn
Period - From 0	1/04/2024	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

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



Date of sale



Rebecca Halit 0429 888 367 rebecca@propertypartnersre.com.au





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)

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



46 Johns Cr MOUNT EVELYN 3796 (REI/VG)



Price: \$920,000 Method: Private Sale Date: 04/02/2025 Property Type: House

Land Size: 1254 sqm approx

Agent Comments



2 Clearwater Dr LILYDALE 3140 (REI/VG)

Agent Comments

Price: \$949.000 Method: Private Sale Date: 22/01/2025 Property Type: House Land Size: 810 sqm approx

Account - Property Partners in Real Estate | P: 0429888367





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