### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	12 Railway Road, 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 \$700,000	&	\$730,000
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#### Median sale price

Median price	\$900,000	Pro	perty Type	House		Suburb	Mount Evelyn
Period - From	01/01/2025	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

Add	dress of comparable property	Price	Date of sale
1	48 Marcus St MOUNT EVELYN 3796	\$765,000	23/05/2025
2	12 Channel Rd MOUNT EVELYN 3796	\$760,000	14/02/2025
3	70 Commercial Rd MOUNT EVELYN 3796	\$740,000	13/02/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/06/2025 15:28









Property Type: House Land Size: 880 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$700,000 - \$730,000 **Median House Price** March quarter 2025: \$900,000

## Comparable Properties



48 Marcus St MOUNT EVELYN 3796 (REI)

Price: \$765,000 Method: Private Sale Date: 23/05/2025

Property Type: House (Res) Land Size: 1436 sqm approx **Agent Comments** 



12 Channel Rd MOUNT EVELYN 3796 (REI/VG)





**Agent Comments** 

Price: \$760,000 Method: Private Sale Date: 14/02/2025 Property Type: House Land Size: 896 sqm approx

70 Commercial Rd MOUNT EVELYN 3796 (REI/VG)





**Agent Comments** 

Price: \$740,000 Method: Private Sale Date: 13/02/2025 Property Type: House Land Size: 925 sqm approx

Account - Barry Plant | P: 03 9735 3300





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