

# 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

12 Railway 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)

Range between \$700,000 & \$730,000

### Median sale price

Median price \$900,000 Property 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	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 comparable properties 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



3   
 1   
 2

**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)**

Agent Comments

3   
 1   
 2

**Price:** \$765,000  
**Method:** Private Sale  
**Date:** 23/05/2025  
**Property Type:** House (Res)  
**Land Size:** 1436 sqm approx



**12 Channel Rd MOUNT EVELYN 3796 (REI/VG)**

Agent Comments

3   
 1   
 1

**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

3   
 1   
 2

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

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