

# 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

122 Birmingham Road, Mount Evelyn Vic 3796

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$870,000

&

\$950,000

### Median sale price

Median price \$895,000

Property Type House

Suburb Mount Evelyn

Period - From 01/10/2024

to

31/12/2024

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	46 Johns Cr MOUNT EVELYN 3796	\$920,000	04/02/2025
2	31 Olinda Rd MOUNT EVELYN 3796	\$920,000	28/01/2025
3	10 Hilltop Cr MOUNT EVELYN 3796	\$880,500	18/10/2024

**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:

12/03/2025 13:33



Property Type:  
Agent Comments

Indicative Selling Price  
\$870,000 - \$950,000  
Median House Price  
December quarter 2024: \$895,000

## Comparable Properties



46 Johns Cr MOUNT EVELYN 3796 (REI) Agent Comments

3 2 2

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



31 Olinda Rd MOUNT EVELYN 3796 (REI/VG) Agent Comments

5 3 2

Price: \$920,000  
Method: Private Sale  
Date: 28/01/2025  
Property Type: House  
Land Size: 2071 sqm approx



10 Hilltop Cr MOUNT EVELYN 3796 (REI/VG) Agent Comments

4 1 2

Price: \$880,500  
Method: Private Sale  
Date: 18/10/2024  
Property Type: House (Res)  
Land Size: 1990 sqm approx