Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

122 Birmingham Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between	\$870,000	&	\$950,000

Median sale price

Median price	\$895,000	Pro	perty 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

Add	dress 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

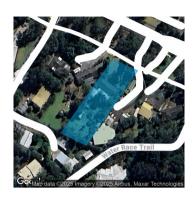
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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)

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

Land Size: 1254 sqm approx

Agent Comments



31 Olinda Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

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)

Price: \$880,500 Method: Private Sale Date: 18/10/2024

Property Type: House (Res) Land Size: 1990 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9735 3300





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