

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

17 East Avenue, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price

\$842,500

Property Type

House

Suburb

Mount Evelyn

Period - From

01/01/2024

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	31 Olinda Rd MOUNT EVELYN 3796	\$920,000	28/01/2025
2	21 North Av MOUNT EVELYN 3796	\$890,000	22/12/2024
3	5 Warrawee Rd MOUNT EVELYN 3796	\$900,000	07/12/2024

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:

26/03/2025 11:48



 3  2  3

Rooms: 6
Property Type: House
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median House Price
Year ending December 2024: \$842,500

Comparable Properties



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



21 North Av MOUNT EVELYN 3796 (REI/VG)

Agent Comments

 4  1  5

Price: \$890,000
Method: Private Sale
Date: 22/12/2024
Property Type: House
Land Size: 1439 sqm approx



5 Warrawee Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

 3  2  2

Price: \$900,000
Method: Private Sale
Date: 07/12/2024
Property Type: House
Land Size: 1526 sqm approx