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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$850,000		&		\$935,000			
Median sale price								
Median price	\$842,500	Pro	operty Type	Hou	se		Suburb	Mount Evelyn
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ade	dress 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



17 East Avenue, Mount Evelyn Vic 3796



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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) 5 3 2 Price: \$920,000 Method: Private Sale Date: 28/01/2025 Property Type: House Land Size: 2071 sqm approx	Agent Comments
	21 North Av MOUNT EVELYN 3796 (REI/VG) 4 1 5 Price: \$890,000 Method: Private Sale Date: 22/12/2024 Property Type: House Land Size: 1439 sqm approx	Agent Comments
Likos Jones	5 Warrawee Rd MOUNT EVELYN 3796 (REI/VG) 3 2 2 2 Price: \$900,000 Method: Private Sale Date: 07/12/2024 Property Type: House Land Size: 1526 sqm approx	Agent Comments

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