

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

18A BRADMAN AVENUE MOUNT EVELYN VIC 3796

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

House

Suburb

Mount Evelyn

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

112 COMMERCIAL ROAD MOUNT EVELYN VIC 3796	\$840,000	22-Aug-25
54 RUSSELL STREET MOUNT EVELYN VIC 3796	\$861,000	15-Aug-25
96 ALEXANDRA ROAD LILYDALE VIC 3140	\$880,000	07-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 02 October 2025



112 COMMERCIAL ROAD MOUNT
EVELYN VIC 3796

4

2

-

Sold Price

^{RS} \$840,000

Sold Date

22-Aug-25

Distance

2.28km



54 RUSSELL STREET MOUNT
EVELYN VIC 3796

4

1

2

Sold Price

^{RS} \$861,000

Sold Date

15-Aug-25

Distance

1.04km



96 ALEXANDRA ROAD LILYDALE
VIC 3140

4

2

1

Sold Price

\$880,000

Sold Date

07-Aug-25

Distance

2.19km

RS = Recent sale

UN = Undisclosed Sale

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