

Statement of Information

Single residential property located in the Melbourne metropolitan areaSection 47AF of the *Estate Agents Act 1980***Property offered for sale**Address
Including suburb and
postcode**1B MARCUS STREET, MOUNT EVELYN VIC 3796****Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$840,000

to

\$890,000**Median sale price**

Median price

\$870,000

Property type

House

Suburb

Mount Evelyn

Period - From

01/10/2024

to

30/09/2025

Source

**Comparable property sales**

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) 112 COMMERCIAL ROAD, MOUNT EVELYN, VIC 3796	\$840,000	22/08/2025
2) 24 CLEMATIS ROAD, MOUNT EVELYN, VIC 3796	\$895,000	13/08/2025
3) 54 RUSSELL STREET, MOUNT EVELYN, VIC 3796	\$861,000	12/08/2025

This Statement of Information was prepared on: **06/11/2025**