

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

206 Swansea Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between

\$770,000

&

\$820,000

Median sale price

Median price

\$900,000

Property Type

House

Suburb

Mount Evelyn

Period - From

01/01/2025

to

31/03/2025

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	180 Swansea Rd MOUNT EVELYN 3796	\$822,000	02/04/2025
2	15 Hawkins Rd MONTROSE 3765	\$855,000	22/11/2024
3			

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:

09/04/2025 09:37



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4 2 2

Property Type: House
Land Size: 1618 sqm approx
Agent Comments

Indicative Selling Price
\$770,000 - \$820,000
Median House Price
March quarter 2025: \$900,000

Comparable Properties



180 Swansea Rd MOUNT EVELYN 3796 (REI)

Agent Comments

3 1 1

Price: \$822,000
Method: Private Sale
Date: 02/04/2025
Property Type: House
Land Size: 1750 sqm approx



15 Hawkins Rd MONTROSE 3765 (REI)

Agent Comments

4 2 2

Price: \$855,000
Method: Private Sale
Date: 22/11/2024
Property Type: House
Land Size: 863 sqm approx

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.

Account - Woodards | P: 03 9735 5050 | F: 03 9739 5080



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