

## 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


21 GEORGE STREET, MOUNT EVELYN VIC 3796

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$850,000 to \$900,000

**Median sale price**

Median price \$861,000 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) 290A SWANSEA RD, MOUNT EVELYN, VIC 3796	\$870,000	12/11/2025
2) 190 QUINN CRES, MOUNT EVELYN, VIC 3796	\$890,000	08/10/2025
3) 392 SWANSEA RD, LILYDALE, VIC 3140	\$860,000	19/08/2025

This Statement of Information was prepared on: 10/12/2025