

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

22 CLEMATIS ROAD, MOUNT EVELYN, VIC 3796

Indicative selling price

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

Price Range:

\$750,000

to

\$780,000

Median sale price

Median price

\$835,000

Property type

House

Suburb

Mount Evelyn

Period - From

01/04/2024

to

31/03/2025

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) 17A FALKINGHAM RD, MOUNT EVELYN, VIC 3796	\$800,000	27/03/2025
2) 12 CHANNEL RD, MOUNT EVELYN, VIC 3796	\$760,000	31/01/2025
3) 1 MIMOSA AVE, MOUNT EVELYN, VIC 3796	\$774,000	29/01/2025

This Statement of Information was prepared on: 23/04/2025