

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

24 Clematis Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between

\$820,000

&

\$870,000

Median sale price

Median price

\$876,500

Property Type

House

Suburb

Mount Evelyn

Period - From

01/07/2024

to

30/06/2025

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	12 Leggett Dr MOUNT EVELYN 3796	\$840,000	03/06/2025
2	19 Clematis Rd MOUNT EVELYN 3796	\$880,000	28/03/2025
3	25 Bailey Rd MOUNT EVELYN 3796	\$890,000	14/03/2025

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:

01/08/2025 16:46

24 Clematis Road, Mount Evelyn Vic 3796



Ashley Hutson
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Indicative Selling Price

\$820,000 - \$870,000

Median House Price

Year ending June 2025: \$876,500



4 2 1

Property Type: House

Land Size: 844 sqm approx

Agent Comments

Comparable Properties



12 Leggett Dr MOUNT EVELYN 3796 (REI/VG)

Agent Comments

3 2 2

Price: \$840,000

Method: Private Sale

Date: 03/06/2025

Property Type: House

Land Size: 954 sqm approx



19 Clematis Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

3 2 2

Price: \$880,000

Method: Private Sale

Date: 28/03/2025

Property Type: House

Land Size: 1267 sqm approx



25 Bailey Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

4 2 2

Price: \$890,000

Method: Private Sale

Date: 14/03/2025

Property Type: House

Land Size: 865 sqm approx

Account - Barry Plant | P: 03 9735 3300



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