

## 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

240 SWANSEA ROAD MOUNT EVELYN VIC 3796

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$852,250

Property type

House

Suburb

Mount Evelyn

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

### 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 6 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 134 QUINN CRESCENT MOUNT EVELYN VIC 3796  | \$790,000 | 13-Oct-25 |
| 126 BIRMINGHAM ROAD MOUNT EVELYN VIC 3796 | \$780,000 | 13-Jun-25 |
|                                           |           |           |

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 6 months.

This Statement of Information was prepared on: 09 December 2025



134 QUINN CRESCENT MOUNT  
EVELYN VIC 3796

Sold Price

RS

\$790,000

Sold Date

13-Oct-25

3

1

2

Distance

0.44km



126 BIRMINGHAM ROAD MOUNT  
EVELYN VIC 3796

Sold Price

\$780,000

Sold Date

13-Jun-25

3

2

3

Distance

0.64km

RS = Recent sale
     
 UN = Undisclosed Sale

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