

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

25 MARCUS STREET, MOUNT EVELYN VIC 3796


Indicative selling price

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

Price Range: **\$795,000** to **\$845,000**

Median sale price

Median price **\$892,000** Property type **House** Suburb **Mount Evelyn**

Period - From **01/04/2025** to **31/03/2025** Source 

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1) 1 COMMERCIAL ROAD, MOUNT EVELYN, VIC 3796	\$,000	/2025
2) 25 INVERNESS ROAD, MOUNT EVELYN, VIC 3796	\$,000	/2025

This Statement of Information was prepared on: **12/05/2026**