

## 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

28 ELSIE GROVE, MOUNT EVELYN VIC 3796

### Indicative selling price

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

Price Range: \$850,000 to \$920,000

### Median sale price

Median price \$852,250 Property type House Suburb Mount Evelyn

Period - From 01/07/2025 to 30/09/2025 Source pricefinder

### 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) 392 SWANSEA RD, LILYDALE, VIC 3140	\$860,000	19/08/2025
2) 190 QUINN CRES, MOUNT EVELYN, VIC 3796	\$890,000	08/10/2025
3) 60 BAILEY RD, MOUNT EVELYN, VIC 3796	\$892,000	17/09/2025

This Statement of Information was prepared on: 11/11/2025

