

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

3-5 MCKILLOP ROAD MOUNT EVELYN VIC 3796

Indicative selling price

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

Single Price

or range
between

\$1,500,000

&

\$1,625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$852,000

Property type

House

Suburb

Mount Evelyn

Period-from

01 Nov 2024

to

31 Oct 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

13 THE WRIDGEWAY MOUNT EVELYN VIC 3796	\$1,605,000	22-Aug-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: 19 November 2025

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13 THE WRIDGEWAY MOUNT

EVELYN VIC 3796

 6

 3

 3

Sold Price

^{RS}\$1,605,000

Sold Date

22-Aug-25

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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