

Statement of Information

Single residential property located in the Melbourne metropolitan areaSection 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb and
postcode

36A BAILEY ROAD, MOUNT EVELYN VIC 3796	
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Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquotingPrice Range:

\$820,000	to	\$870,000
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Median sale price

Median price

\$820,000

 Property type

House

 Suburb

Mount Evelyn

Period - From

01/10/2025

 to

31/12/2025

 Source



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) 25A BRAMWELL ST, LILYDALE, VIC 3140	\$840,000	24/11/2025
2) 2/11 GLEN VIEW RD, MOUNT EVELYN, VIC 3796	\$820,000	18/11/2025
3) 18A BRADMAN AVE, MOUNT EVELYN, VIC 3796	\$907,000	09/10/2025

This Statement of Information was prepared on:

27/01/2026
