

# 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

4 KUYURA ROAD, MOUNT EVELYN VIC 3796

#### Indicative selling price

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

Price Range: \$760,000 to \$810,000

### Median sale price

Median price	\$850,000		Property type	House		Suburb	Mount Evelyn	
Period - From	01/10/2024	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) 2 COMMERCIAL ROAD, MOUNT EVELYN, VIC 3796	\$780,000	13/06/2025
2) 111 BAILEY ROAD, MOUNT EVELYN, VIC 3796	\$790,000	25/027/2025
3) 206 SWANSEA ROAD, MOUNT EVELYN, VIC 3796	\$800,000	16/04/2025

This Statement of Information was prepared on: 12/11/2025

