

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

40 Clegg Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price

\$890,000

Property Type

House

Suburb

Mount Evelyn

Period - From

26/11/2024

to

25/11/2025

Source

Property Data

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 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	111 Bailey Rd MOUNT EVELYN 3796	\$790,000	06/08/2025
2	12 Railway Rd MOUNT EVELYN 3796	\$750,000	17/06/2025
3	41 Forge Rd MOUNT EVELYN 3796	\$760,000	28/05/2025

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 six months.~~

This Statement of Information was prepared on:

26/11/2025 17:29



3 1 3

Property Type: House (Res)
Land Size: 850 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median House Price
26/11/2024 - 25/11/2025: \$890,000

Comparable Properties



111 Bailey Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

3 1 2

Price: \$790,000
Method: Private Sale
Date: 06/08/2025
Property Type: House
Land Size: 868 sqm approx



12 Railway Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

3 1 2

Price: \$750,000
Method: Private Sale
Date: 17/06/2025
Property Type: House
Land Size: 880 sqm approx



41 Forge Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

3 2 3

Price: \$760,000
Method: Private Sale
Date: 28/05/2025
Property Type: House
Land Size: 798 sqm approx