

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**42 RAILWAY ROAD, MOUNT EVELYN, VIC 3796****Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquotingPrice Range: **\$860,000** to **\$910,000****Median sale price**Median price **\$850,000** Property type **House** Suburb **Mount Evelyn**Period - From **01/10/2024** to **30/09/2025** 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) 8 RESERVES RD, MOUNT EVELYN, VIC 3796	\$920,000	06/05/2025
2) 24 CLEMATIS RD, MOUNT EVELYN, VIC 3796	\$895,000	13/08/2025
3) 33 THE AVE, MONTROSE, VIC 3765	\$870,000	13/08/2025

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