

## 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

42 RUSSELL STREET MOUNT EVELYN VIC 3796

### Indicative selling price

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

Single Price

or range  
between

\$780,000

&

\$845,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$893,500

Property type

House

Suburb

Mount Evelyn

Period-from

01 Aug 2025

to

31 Jul 2026

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 16 RAILWAY ROAD MOUNT EVELYN VIC 3796     | \$840,000 | 16-Jun-26 |
| 15 FRANCIS CRESCENT MOUNT EVELYN VIC 3796 | \$785,000 | 08-May-26 |
| 111 BIRMINGHAM ROAD MOUNT EVELYN VIC 3796 | \$767,000 | 13-Jun-26 |

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: 03 August 2026



16 RAILWAY ROAD MOUNT

EVELYN VIC 3796

3

2

-

Sold Price

<sup>RS</sup>\$840,000

Sold Date

16-Jun-26

Distance

1.91km



15 FRANCIS CRESCENT MOUNT

EVELYN VIC 3796

3

2

2

Sold Price

\$785,000

Sold Date

08-May-26

Distance

2.14km



111 BIRMINGHAM ROAD MOUNT

EVELYN VIC 3796

3

2

1

Sold Price

\$767,000

Sold Date

13-Jun-26

Distance

2.11km

RS = Recent sale

UN = Undisclosed Sale

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