

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 5 Longview Road, Mount Evelyn Vic 3796
Including suburb and postcode

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$891,000 Property Type House Suburb Mount Evelyn
Period - From 14/01/2025 to 13/01/2026 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 4 Kuyura Rd MOUNT EVELYN 3796	\$818,000	12/12/2025
2 16 Grantully St MOUNT EVELYN 3796	\$810,000	04/12/2025
3 15 Margaret Rd MOUNT EVELYN 3796	\$850,000	25/10/2025

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:

14/01/2026 15:41



Property Type:

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

14/01/2025 - 13/01/2026: \$891,000

Comparable Properties



4 Kuyura Rd MOUNT EVELYN 3796 (REI)



Price: \$818,000

Method: Private Sale

Date: 12/12/2025

Property Type: House

Land Size: 910 sqm approx

Agent Comments



16 Grantully St MOUNT EVELYN 3796 (REI)



Price: \$810,000

Method: Private Sale

Date: 04/12/2025

Property Type: House (Res)

Land Size: 664 sqm approx

Agent Comments



15 Margaret Rd MOUNT EVELYN 3796 (REI)



Price: \$850,000

Method: Private Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 986 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300