

# 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

5 Priestley Crescent, Mount Evelyn Vic 3796

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$950,000

### Median sale price

Median price \$900,000 Property Type House Suburb Mount Evelyn

Period - From 01/01/2025 to 31/03/2025 Source REIV

### 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	21 North Av MOUNT EVELYN 3796	\$890,000	22/12/2024
2	5 Warrawee Rd MOUNT EVELYN 3796	\$900,000	07/12/2024
3	12 Hazel St MOUNT EVELYN 3796	\$950,000	04/11/2024

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:

16/04/2025 16:42



4 1 0

**Rooms:** 6  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$880,000 - \$950,000  
**Median House Price**  
March quarter 2025: \$900,000

## Comparable Properties



**21 North Av MOUNT EVELYN 3796 (REI/VG)**

**Agent Comments**

4 1 5

**Price:** \$890,000  
**Method:** Private Sale  
**Date:** 22/12/2024  
**Property Type:** House  
**Land Size:** 1439 sqm approx



**5 Warrawee Rd MOUNT EVELYN 3796 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 07/12/2024  
**Property Type:** House  
**Land Size:** 1526 sqm approx



**12 Hazel St MOUNT EVELYN 3796 (REI/VG)**

**Agent Comments**

4 3 4

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 04/11/2024  
**Property Type:** House (Res)  
**Land Size:** 3531 sqm approx

**Account - Barry Plant | P: 03 9735 3300**



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