

# 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

51 Old Hereford Road, 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)

Range between \$850,000 & \$935,000

### Median sale price

Median price \$892,000 Property Type House Suburb Mount Evelyn

Period - From 01/07/2025 to 30/09/2025 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 | 76 Old Gippsland Rd LILYDALE 3140 | \$938,000 | 14/09/2025   |
| 2 | 24 Clematis Rd MOUNT EVELYN 3796  | \$895,000 | 13/08/2025   |
| 3 | 96 Alexandra Rd LILYDALE 3140     | \$880,000 | 08/08/2025   |

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:

16/10/2025 10:19



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**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 936 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$850,000 - \$935,000  
**Median House Price**  
September quarter 2025: \$892,000

## Comparable Properties



**76 Old Gippsland Rd LILYDALE 3140 (REI/VG)**

[Agent Comments](#)

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**Price:** \$938,000  
**Method:** Private Sale  
**Date:** 14/09/2025  
**Property Type:** House  
**Land Size:** 871 sqm approx



**24 Clematis Rd MOUNT EVELYN 3796 (REI)**

[Agent Comments](#)

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**Price:** \$895,000  
**Method:** Private Sale  
**Date:** 13/08/2025  
**Property Type:** House  
**Land Size:** 844 sqm approx



**96 Alexandra Rd LILYDALE 3140 (REI/VG)**

[Agent Comments](#)

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**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 08/08/2025  
**Property Type:** House  
**Land Size:** 875 sqm approx

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