

# 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

62 York 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

\$595,000

&

\$654,500

### Median sale price

Median price

\$891,000

Property Type

House

Suburb

Mount Evelyn

Period - From

01/10/2024

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 | 23 Warrawee Rd MOUNT EVELYN 3796 | \$605,000 | 21/10/2025   |
| 2 | 18 Gardner Pde MOUNT EVELYN 3796 | \$650,000 | 12/05/2025   |
| 3 |                                  |           |              |

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:

10/11/2025 10:38



Property Type:  
Agent Comments

Indicative Selling Price  
\$595,000 - \$654,500  
Median House Price  
Year ending September 2025: \$891,000

## Comparable Properties



23 Warrawee Rd MOUNT EVELYN 3796 (REI)

Agent Comments



Price: \$605,000  
Method: Private Sale  
Date: 21/10/2025  
Property Type: House (Res)  
Land Size: 2317 sqm approx



18 Gardner Pde MOUNT EVELYN 3796 (REI)

Agent Comments



Price: \$650,000  
Method: Private Sale  
Date: 12/05/2025  
Property Type: Land (Res)

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.

Account - Woodards | P: 0390563899



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