

## 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**7 INVERNESS ROAD, 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)Price Range: **\$920,000** to **\$960,000****Median sale price**Median price **\$839,000** Property type **House** Suburb **Mount Evelyn**Period - From **01/07/2024** to **30/06/2025** Source **Comparable property sales**

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) 42 FERNHILL ROAD, MOUNT EVELYN, VIC 3796 | \$977,000 | 30/06/2025   |
| 2) 158 BAILEY ROAD, MOUNT EVELYN, VIC 3796  | \$910,000 | 07/03/2025   |
| 3) 1 JOHNS CRESCENT, MOUNT EVELYN, VIC 3796 | \$955,000 | 05/09/2024   |

This Statement of Information was prepared on: **30/07/2025**