

# 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

81 Commercial 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

\$720,000

&

\$760,000

### Median sale price

Median price

\$895,000

Property Type

House

Suburb

Mount Evelyn

Period - From

01/10/2024

to

31/12/2024

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	52 Marcus St MOUNT EVELYN 3796	\$740,000	16/12/2024
2	26 Hawkins Rd MONTROSE 3765	\$755,000	15/12/2024
3	100 Commercial Rd MOUNT EVELYN 3796	\$753,000	24/09/2024

**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:

12/02/2025 15:33



3 1 2

**Rooms:** 4  
**Property Type:** House  
**Land Size:** 1190 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$720,000 - \$760,000  
**Median House Price**  
December quarter 2024: \$895,000

## Comparable Properties



**52 Marcus St MOUNT EVELYN 3796 (REI)**

**Agent Comments**

3 1 -

**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 16/12/2024  
**Property Type:** House  
**Land Size:** 1100.48 sqm approx



**26 Hawkins Rd MONTROSE 3765 (REI)**

**Agent Comments**

3 1 2

**Price:** \$755,000  
**Method:** Private Sale  
**Date:** 15/12/2024  
**Property Type:** House  
**Land Size:** 858 sqm approx



**100 Commercial Rd MOUNT EVELYN 3796 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$753,000  
**Method:** Private Sale  
**Date:** 24/09/2024  
**Property Type:** House  
**Land Size:** 1149 sqm approx

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



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