

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
132 Hereford Road, Mount Evelyn Vic 3796

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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 63 Bailey Rd MOUNT EVELYN 3796	\$743,800	24/09/2025
2		
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:



Rooms: 6

Property Type: House

Land Size: 958 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

December quarter 2025: \$909,940

Comparable Properties



63 Bailey Rd MOUNT EVELYN 3796 (REI/VG)



Price: \$743,800

Method: Private Sale

Date: 24/09/2025

Property Type: House

Land Size: 938 sqm approx

Agent Comments

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 - Barry Plant | P: 03 9735 3300