

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

4 Liquidambar Lane, Mount Evelyn Vic 3796

Indicative selling price

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

Range between

\$1,100,000

 &

\$1,200,000

Median sale price

Median price

\$909,940

 Property Type

House

 Suburb

Mount Evelyn

Period - From

01/10/2025

 to

31/12/2025

 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	114 York Rd MOUNT EVELYN 3796	\$1,120,000	15/02/2026
2	18a Hordern Rd MOUNT EVELYN 3796	\$1,190,000	06/12/2025
3	70 Bailey Rd MOUNT EVELYN 3796	\$1,117,000	31/10/2025

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:

08/04/2026 11:36



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Property Type: House
Land Size: 958 sqm approx
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 December quarter 2025: \$909,940

Comparable Properties



114 York Rd MOUNT EVELYN 3796 (REI)

Agent Comments

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Price: \$1,120,000
Method: Private Sale
Date: 15/02/2026
Property Type: House (Res)
Land Size: 1080 sqm approx



18a Hordern Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

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Price: \$1,190,000
Method: Private Sale
Date: 06/12/2025
Property Type: House
Land Size: 1003 sqm approx



70 Bailey Rd MOUNT EVELYN 3796 (VG)

Agent Comments

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Price: \$1,117,000
Method: Sale
Date: 31/10/2025
Property Type: House (Res)
Land Size: 1544 sqm approx

Account - Barry Plant | P: 03 9735 3300