

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode

1-3/22 Irvine Street, Mount Evelyn Vic 3796

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Unit 1- 4 bed 2 bath double garage		Or range between	\$850,000	&	\$935,000
Unit 2- 2 bed 2 bath single garage		Or range between	\$650,000	&	\$715,000
Unit 3- 3 bed 2 bath double garage		Or range between	\$750,000	&	\$825,000
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$783,889

Suburb Mount Evelyn

Period - From 23/04/2025

to

22/04/2026

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Unit 1- 4 bed 2 bath double garage	1/17 Glen View Rd MOUNT EVELYN 3796	\$910,000	29/01/2026

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Unit 2- 2 bed 2 bath single garage	5 Themeda PI LILYDALE 3140	\$630,000	26/11/2025

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Unit 3- 3 bed 2 bath double garage	3/5 Hordern Rd MOUNT EVELYN 3796	\$760,000	25/03/2026
	1/3 Snowball Av MOUNT EVELYN 3796	\$770,000	14/02/2026
	3/54 Bristol Cr LILYDALE 3140	\$860,000	06/02/2026

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

23/04/2026 13:44