

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 82 Commercial Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$910,000 Property Type House Suburb Mount Evelyn

Period - From 01/01/2026 to 31/03/2026 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	18 Falkingham Rd MOUNT EVELYN 3796	\$882,500	12/12/2025
2	4 Kuyura Rd MOUNT EVELYN 3796	\$818,000	12/12/2025
3	1b Marcus St MOUNT EVELYN 3796	\$860,000	16/11/2025

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: 30/04/2026 10:08



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Rooms: 6
Property Type: House
Land Size: 1066 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 March quarter 2026: \$910,000

Comparable Properties



18 Falkingham Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

4 2 -

Price: \$882,500
Method: Private Sale
Date: 12/12/2025
Property Type: House
Land Size: 960 sqm approx



4 Kuyura Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

4 2 2

Price: \$818,000
Method: Private Sale
Date: 12/12/2025
Property Type: House
Land Size: 910 sqm approx



1b Marcus St MOUNT EVELYN 3796 (REI/VG)

Agent Comments

4 2 -

Price: \$860,000
Method: Private Sale
Date: 16/11/2025
Property Type: House (Res)
Land Size: 864 sqm approx

Account - Barry Plant | P: 03 9735 3300