

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 20 Falkingham Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

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	9 Pearl Ct MOUNT EVELYN 3796	\$1,028,000	05/03/2026
2	114 York Rd MOUNT EVELYN 3796	\$1,120,000	15/02/2026
3	5 Muir Smyth PI MOUNT EVELYN 3796	\$1,075,000	13/02/2026

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 10:24



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Property Type: House
Land Size: 869 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
March quarter 2026: \$910,000

Comparable Properties



9 Pearl Ct MOUNT EVELYN 3796 (REI)

Agent Comments

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Price: \$1,028,000
Method: Private Sale
Date: 05/03/2026
Property Type: House (Res)
Land Size: 885 sqm approx



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



5 Muir Smyth PI MOUNT EVELYN 3796 (REI/VG)

Agent Comments

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Price: \$1,075,000
Method: Private Sale
Date: 13/02/2026
Property Type: House (Res)
Land Size: 700 sqm approx

Account - Barry Plant | P: 03 9735 3300