

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 \$840,000 & \$870,000

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	25 Inverness Rd MOUNT EVELYN 3796	\$860,000	09/05/2026
2	149 York Rd MONTROSE 3765	\$855,000	24/02/2026
3	97 Edinburgh Rd LILYDALE 3140	\$845,000	12/02/2026

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: 09/06/2026 16:14



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Property Type: House
Land Size: 1064 sqm approx
Agent Comments

Indicative Selling Price
\$840,000 - \$870,000
Median House Price
March quarter 2026: \$910,000

Comparable Properties



25 Inverness Rd MOUNT EVELYN 3796 (REI)

Agent Comments

3 2 2

Price: \$860,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 2656 sqm approx



149 York Rd MONTROSE 3765 (REI/VG)

Agent Comments

3 2 2

Price: \$855,000
Method: Private Sale
Date: 24/02/2026
Property Type: House (Res)
Land Size: 864 sqm approx

97 Edinburgh Rd LILYDALE 3140 (REI/VG)

Agent Comments

4 3 2

Price: \$845,000
Method: Private Sale
Date: 12/02/2026
Property Type: House (Res)
Land Size: 2704 sqm approx

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