

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

16 Fuller 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	16 Railway Rd MOUNT EVELYN 3796	\$840,000	16/06/2026
2	17 Rangeview Rd MOUNT EVELYN 3796	\$920,000	22/04/2026
3	35 Russell St MOUNT EVELYN 3796	\$925,000	27/01/2026

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:

17/06/2026 13:04



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 854 sqm approx
Agent Comments

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

Comparable Properties



16 Railway Rd MOUNT EVELYN 3796 (REI)

Agent Comments

3 2 -

Price: \$840,000
Method: Private Sale
Date: 16/06/2026
Property Type: House
Land Size: 1124 sqm approx



17 Rangeview Rd MOUNT EVELYN 3796 (REI)

Agent Comments

3 2 2

Price: \$920,000
Method: Private Sale
Date: 22/04/2026
Property Type: House
Land Size: 656 sqm approx



35 Russell St MOUNT EVELYN 3796 (REI/VG)

Agent Comments

3 2 4

Price: \$925,000
Method: Private Sale
Date: 27/01/2026
Property Type: House
Land Size: 1030 sqm approx

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