

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

1/22 Irvine Street, 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 \$795,000

Property Type Townhouse

Suburb Mount Evelyn

Period - From 13/07/2025

to

12/07/2026

Source

Property Data

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	6 Everton Rd MOUNT EVELYN 3796	\$902,000	12/05/2026
2	1a Everton Rd MOUNT EVELYN 3796	\$905,000	10/04/2026
3	1/17 Glen View Rd MOUNT EVELYN 3796	\$910,000	29/01/2026

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:

13/07/2026 13:01



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Townhouse Price
13/07/2025 - 12/07/2026: \$795,000

Comparable Properties



6 Everton Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments



Price: \$902,000
Method: Private Sale
Date: 12/05/2026
Property Type: House
Land Size: 399 sqm approx

1a Everton Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments



Price: \$905,000
Method: Private Sale
Date: 10/04/2026
Property Type: House (Res)
Land Size: 428 sqm approx



1/17 Glen View Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments



Price: \$910,000
Method: Private Sale
Date: 29/01/2026
Property Type: House
Land Size: 336 sqm approx

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