

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

18 Marne Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$1,550,000

&

\$1,700,000

Median sale price

Median price \$900,000

Property Type House

Suburb Mount Evelyn

Period - From 01/01/2025

to

31/03/2025

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	23 William Rd LILYDALE 3140	\$1,575,000	27/02/2025
2			
3			

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:

30/06/2025 10:31

18 Marne Road, Mount Evelyn Vic 3796

**Jellis
Craig**

Justin Ross
9726 8888
0432 270 823

justinross@jellisrcraig.com.au



 4  2  2

Property Type: House
Land Size: 2624 sqm approx
Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,700,000

Median House Price

March quarter 2025: \$900,000

Comparable Properties



23 William Rd LILYDALE 3140 (REI/VG)

Agent Comments

 4  3  3

Price: \$1,575,000
Method: Private Sale
Date: 27/02/2025
Property Type: House (Res)
Land Size: 6006 sqm approx

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.

Account - Jellis Craig | P: 03 9726 8888



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