

Statement of Information

Single residential property located in the Melbourne metropolitan areaSection 47AF of the *Estate Agents Act 1980***Property offered for sale**Address
Including suburb and
postcode**7 INVERNESS ROAD, MOUNT EVELYN VIC 3796****Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquotingPrice Range: **\$920,000** to **\$960,000****Median sale price**Median price **\$839,000**

Property type

House

Suburb

Mount Evelyn

Period - From

01/07/2024

to

30/06/2025

Source

**Comparable property sales**

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) 42 FERNHILL ROAD, MOUNT EVELYN, VIC 3796	\$977,000	30/06/2025
2) 158 BAILEY ROAD, MOUNT EVELYN, VIC 3796	\$910,000	07/03/2025
3) 1 JOHNS CRESCENT, MOUNT EVELYN, VIC 3796	\$955,000	05/09/2024

This Statement of Information was prepared on: **30/07/2025**