

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

7 Mitarm Close, Mount Evelyn Vic 3796

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$851,000

Property Type

House

Suburb

Mount Evelyn

Period - From

01/04/2024

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	48 Marcus St MOUNT EVELYN 3796	\$765,000	23/05/2025
2	12 Channel Rd MOUNT EVELYN 3796	\$760,000	14/02/2025
3	1 Mimosa Av MOUNT EVELYN 3796	\$774,000	07/02/2025

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:

24/06/2025 14:27

7 Mitarm Close, Mount Evelyn Vic 3796

**Jellis
Craig**

Greg Earney

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Indicative Selling Price

\$750,000 - \$820,000

Median House Price

Year ending March 2025: \$851,000



3 1 2

Property Type: House

Land Size: 590 sqm approx

Agent Comments

Comparable Properties



48 Marcus St MOUNT EVELYN 3796 (REI)

Agent Comments

3 1 2

Price: \$765,000

Method: Private Sale

Date: 23/05/2025

Property Type: House (Res)

Land Size: 1436 sqm approx



12 Channel Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

3 1 1

Price: \$760,000

Method: Private Sale

Date: 14/02/2025

Property Type: House

Land Size: 896 sqm approx



1 Mimosa Av MOUNT EVELYN 3796 (REI/VG)

Agent Comments

3 1 3

Price: \$774,000

Method: Private Sale

Date: 07/02/2025

Property Type: House

Land Size: 1371 sqm approx

Account - Jellis Craig | P: 03 9726 8888



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