

# 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

24 Clematis Road, Mount Evelyn Vic 3796

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$820,000

&

\$870,000

### Median sale price

Median price

\$876,500

Property Type

House

Suburb

Mount Evelyn

Period - From

01/07/2024

to

30/06/2025

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	12 Leggett Dr MOUNT EVELYN 3796	\$840,000	03/06/2025
2	19 Clematis Rd MOUNT EVELYN 3796	\$880,000	28/03/2025
3	25 Bailey Rd MOUNT EVELYN 3796	\$890,000	14/03/2025

**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:

01/08/2025 16:46

24 Clematis Road, Mount Evelyn Vic 3796



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**Indicative Selling Price**

\$820,000 - \$870,000

**Median House Price**

Year ending June 2025: \$876,500



4 2 1

**Property Type:** House

**Land Size:** 844 sqm approx

**Agent Comments**

## Comparable Properties



**12 Leggett Dr MOUNT EVELYN 3796 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$840,000

**Method:** Private Sale

**Date:** 03/06/2025

**Property Type:** House

**Land Size:** 954 sqm approx



**19 Clematis Rd MOUNT EVELYN 3796 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$880,000

**Method:** Private Sale

**Date:** 28/03/2025

**Property Type:** House

**Land Size:** 1267 sqm approx



**25 Bailey Rd MOUNT EVELYN 3796 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$890,000

**Method:** Private Sale

**Date:** 14/03/2025

**Property Type:** House

**Land Size:** 865 sqm approx

**Account - Barry Plant** | P: 03 9735 3300



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