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	2-3 Muir Smythe Place, Mount Evelyn Vic 3796

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $891,000 Property Type House Suburb Mount Evelyn

Period - From 01/10/2024 to 30/09/2025 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	11 Bristol Cr LILYDALE 3140	$1,150,000	14/10/2025
2	3 Pearl Ct MOUNT EVELYN 3796	$1,112,000	11/10/2025
3	10 Clematis Rd MOUNT EVELYN 3796	$1,100,000	28/07/2025

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: 22/12/2025 11:21

2-3 Muir Smythe Place, Mount Evelyn Vic 3796

JellisCraig

Greg Earney
9726 8888
0438 305 687
gregearney@jelliscraig.com.au



5 3 5

Property Type: House
Land Size: 1145 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending September 2025: $891,000

Comparable Properties



11 Bristol Cr LILYDALE 3140 (REI)

4 3 2

Price: $1,150,000
Method: Private Sale
Date: 14/10/2025
Property Type: House (Res)
Land Size: 880 sqm approx

Agent Comments



3 Pearl Ct MOUNT EVELYN 3796 (REI)

4 2 2

Price: $1,112,000
Method: Private Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 1254 sqm approx

Agent Comments



10 Clematis Rd MOUNT EVELYN 3796 (REI/VG)

4 3 2

Price: $1,100,000
Method: Private Sale
Date: 28/07/2025
Property Type: House (Res)
Land Size: 2289 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE

propertydata .com.au

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