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<br>Including suburb and postcode | 5 Muir Smyth Place, Mount Evelyn Vic 3796 |

## Indicative selling price

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

Range between $900,000 & $990,000

## Median sale price

Median price $892,000 Property Type House Suburb Mount Evelyn

Period - From 01/01/2025 to 31/12/2025 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 Elsie Gr MOUNT EVELYN 3796 | $990,000 | 20/10/2025 |
| 2 | 16 Gardner Pde MOUNT EVELYN 3796 | $980,000 | 01/09/2025 |
| 3 | 3 Wright St MOUNT EVELYN 3796 | $933,000 | 18/08/2025 |

**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: 03/02/2026 10:07

# 5 Muir Smyth Place, Mount Evelyn Vic 3796

JellisCraig

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



3 2 2

**Property Type:** House
**Land Size:** 700 sqm approx

Agent Comments

**Indicative Selling Price**
$900,000 - $990,000
**Median House Price**
Year ending December 2025: $892,000

## Comparable Properties



**12 Elsie Gr MOUNT EVELYN 3796 (REI/VG)**

3 2 1

**Price:** $990,000
**Method:** Private Sale
**Date:** 20/10/2025
**Property Type:** House (Res)
**Land Size:** 918 sqm approx

Agent Comments



**16 Gardner Pde MOUNT EVELYN 3796 (REI/VG)**

3 2 2

**Price:** $980,000
**Method:** Private Sale
**Date:** 01/09/2025
**Property Type:** House (Res)
**Land Size:** 836 sqm approx

Agent Comments



**3 Wright St MOUNT EVELYN 3796 (REI/VG)**

3 2 3

**Price:** $933,000
**Method:** Private Sale
**Date:** 18/08/2025
**Property Type:** House (Res)
**Land Size:** 1123 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE | propertydata.com.au

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