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: 76 Birmingham Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between $800,000 & $850,000

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	240 Swansea Rd MOUNT EVELYN 3796	$795,000	27/12/2025
2	85 Charles Rd LILYDALE 3140	$856,000	01/12/2025
3			

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: 27/02/2026 15:37

76 Birmingham Road, Mount Evelyn Vic 3796

JellisCraig

Brent Earney
9725 0000
0409 726 136
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3 1 2

Property Type: House
Land Size: 468 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median House Price
Year ending December 2025: $892,000

Comparable Properties



240 Swansea Rd MOUNT EVELYN 3796 (REI/VG)

3 1 2

Price: $795,000
Method: Private Sale
Date: 27/12/2025
Property Type: House
Land Size: 525 sqm approx

Agent Comments



85 Charles Rd LILYDALE 3140 (REI/VG)

3 1 2

Price: $856,000
Method: Private Sale
Date: 01/12/2025
Property Type: House
Land Size: 851 sqm approx

Agent Comments

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.

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