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	4 Bradman Avenue, 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 $903,000 Property Type House Suburb Mount Evelyn

Period - From 01/04/2025 to 31/03/2026 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	3/5 Hordern Rd MOUNT EVELYN 3796	$760,000	25/03/2026
2	48 Birmingham Rd MOUNT EVELYN 3796	$800,000	18/03/2026
3	240 Swansea Rd MOUNT EVELYN 3796	$795,000	27/12/2025

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: 14/05/2026 14:30

4 Bradman Avenue, Mount Evelyn Vic 3796

JellisCraig

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



3 1 1

Property Type: House
Land Size: 443 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $820,000
Median House Price
Year ending March 2026: $903,000

Comparable Properties



3/5 Hordern Rd MOUNT EVELYN 3796 (REI)

3 2 2

Price: $760,000
Method: Private Sale
Date: 25/03/2026
Property Type: Unit
Land Size: 316 sqm approx

Agent Comments



48 Birmingham Rd MOUNT EVELYN 3796 (REI/VG)

2 1 3

Price: $800,000
Method: Private Sale
Date: 18/03/2026
Property Type: House
Land Size: 940 sqm approx

Agent Comments



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

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE | propertydata.com.au

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