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	29 Bailey Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between $750,000 & $795,000

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	129 Birmingham Rd MOUNT EVELYN 3796	$787,000	28/05/2026
2	15 Francis Cr MOUNT EVELYN 3796	$785,000	13/05/2026
3	37 Commercial Rd MOUNT EVELYN 3796	$760,130	28/04/2026

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: 30/06/2026 16:05

29 Bailey Road, Mount Evelyn Vic 3796

JellisCraig

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



3 2 4

Property Type: House
Land Size: 913 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $795,000
Median House Price
Year ending March 2026: $903,000

Comparable Properties



129 Birmingham Rd MOUNT EVELYN 3796 (REI)

3 1 3

Price: $787,000
Method: Private Sale
Date: 28/05/2026
Property Type: House (Res)

Agent Comments



15 Francis Cr MOUNT EVELYN 3796 (REI)

3 2 2

Price: $785,000
Method: Private Sale
Date: 13/05/2026
Property Type: House
Land Size: 863 sqm approx

Agent Comments



37 Commercial Rd MOUNT EVELYN 3796 (REI/VG)

3 1 2

Price: $760,130
Method: Private Sale
Date: 28/04/2026
Property Type: House
Land Size: 1195 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE

propertydata .com.au

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