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	7 Wattle Avenue, Mount Evelyn Vic 3796

Indicative selling price

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

Range between $870,000 & $920,000

Median sale price

Median price $895,000 Property Type House Suburb Mount Evelyn

Period - From 12/08/2025 to 11/08/2026 Source Property Data

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	82 Commercial Rd MOUNT EVELYN 3796	$860,000	14/06/2026
2	19 Warrawee Rd MOUNT EVELYN 3796	$931,800	05/06/2026
3	28 Russell St MOUNT EVELYN 3796	$995,000	12/04/2026

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: 12/08/2026 15:14

7 Wattle Avenue, Mount Evelyn Vic 3796

THE AGENCY

Mitchal Towns
0416 141 990
mitchaltowns@theagency.com.au



4 2 3

Rooms: 7
Property Type: House
Land Size: 2293 sqm approx

Agent Comments

Indicative Selling Price
$870,000 - $920,000
Median House Price
12/08/2025 - 11/08/2026: $895,000

Comparable Properties



82 Commercial Rd MOUNT EVELYN 3796 (REI)

4 2 4

Price: $860,000
Method: Private Sale
Date: 14/06/2026
Property Type: House (Res)
Land Size: 1064 sqm approx

Agent Comments



19 Warrawee Rd MOUNT EVELYN 3796 (REI)

4 2 2

Price: $931,800
Method: Private Sale
Date: 05/06/2026
Property Type: House
Land Size: 2324 sqm approx

Agent Comments



28 Russell St MOUNT EVELYN 3796 (REI/VG)

4 2 3

Price: $995,000
Method: Private Sale
Date: 12/04/2026
Property Type: House
Land Size: 1213 sqm approx

Agent Comments

Account - The Agency Victoria | P: 03 8578 0388

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