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	3 Wright Street, Mount Evelyn Vic 3796

Indicative selling price

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

Range between $820,000 & $900,000

Median sale price

Median price $876,500 Property Type House Suburb Mount Evelyn

Period - From 01/07/2024 to 30/06/2025 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 Leggett Dr MOUNT EVELYN 3796	$840,000	03/06/2025
2	39 Hereford Rd MOUNT EVELYN 3796	$820,000	14/05/2025
3	19 Clematis Rd MOUNT EVELYN 3796	$880,000	28/03/2025

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: 05/08/2025 11:46

3 Wright Street, Mount Evelyn Vic 3796

JellisCraig

Matthew Bishop
9726 8888
0438 131 759
matthewbishop@jelliscraig.com.au



3 2 3

Property Type: House
Land Size: 1123 sqm approx

Agent Comments

Indicative Selling Price
$820,000 - $900,000
Median House Price
Year ending June 2025: $876,500

Comparable Properties



12 Leggett Dr MOUNT EVELYN 3796 (REI/VG)

3 2 2

Price: $840,000
Method: Private Sale
Date: 03/06/2025
Property Type: House
Land Size: 954 sqm approx

Agent Comments



39 Hereford Rd MOUNT EVELYN 3796 (REI/VG)

3 2 2

Price: $820,000
Method: Private Sale
Date: 14/05/2025
Property Type: House
Land Size: 1012 sqm approx

Agent Comments



19 Clematis Rd MOUNT EVELYN 3796 (REI/VG)

3 2 2

Price: $880,000
Method: Private Sale
Date: 28/03/2025
Property Type: House
Land Size: 1267 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE | propertydata.com.au

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