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	190 Quinn Crescent, 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 $880,250 Property Type House Suburb Mount Evelyn

Period - From 01/10/2024 to 30/09/2025 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	74 Birmingham Rd MOUNT EVELYN 3796	$850,000	13/08/2025
2	39 Hereford Rd MOUNT EVELYN 3796	$820,000	14/05/2025
3	206 Swansea Rd MOUNT EVELYN 3796	$800,000	16/04/2025

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: 01/10/2025 16:15

190 Quinn Crescent, Mount Evelyn Vic 3796



3 2 0

Property Type: House
Land Size: 1137 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median House Price
01/10/2024 - 30/09/2025: $880,250

Comparable Properties



74 Birmingham Rd MOUNT EVELYN 3796 (REI/VG)

3 1 2

Price: $850,000
Method: Private Sale
Date: 13/08/2025
Property Type: House
Land Size: 1060 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



206 Swansea Rd MOUNT EVELYN 3796 (REI/VG)

4 2 2

Price: $800,000
Method: Private Sale
Date: 16/04/2025
Property Type: House
Land Size: 1618 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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