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	18A BRADMAN AVENUE MOUNT EVELYN VIC 3796

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$820,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$835,000	Property type	House	Suburb	Mount Evelyn
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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 6 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
112 COMMERCIAL ROAD MOUNT EVELYN VIC 3796	$840,000	22-Aug-25
54 RUSSELL STREET MOUNT EVELYN VIC 3796	$861,000	15-Aug-25
96 ALEXANDRA ROAD LILYDALE VIC 3140	$880,000	07-Aug-25

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 6 months.~~

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112 COMMERCIAL ROAD MOUNT EVELYN VIC 3796

4 2 -

Sold Price RS $840,000 Sold Date 22-Aug-25

Distance 2.28km



54 RUSSELL STREET MOUNT EVELYN VIC 3796

4 1 2

Sold Price RS $861,000 Sold Date 15-Aug-25

Distance 1.04km



96 ALEXANDRA ROAD LILYDALE VIC 3140

4 2 1

Sold Price $880,000 Sold Date 07-Aug-25

Distance 2.19km

RS = Recent sale **UN** = Undisclosed Sale

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