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	12 Elsie Grove, Mount Evelyn Vic 3796

Indicative selling price

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

Range between $880,000 & $950,000

Median sale price

Median price $880,250 Property Type House Suburb Mount Evelyn

Period - From 02/10/2024 to 01/10/2025 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	60 Bailey Rd MOUNT EVELYN 3796	$892,000	17/09/2025
2	16 Gardner Pde MOUNT EVELYN 3796	$980,000	01/09/2025
3	3 Wright St MOUNT EVELYN 3796	$933,000	18/08/2025

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: 02/10/2025 10:05

12 Elsie Grove, Mount Evelyn Vic 3796

Carl Payne
0397353300
0413589800
cpayne@barryplant.com.au



3 2 1

Property Type: House
Land Size: 923 sqm approx

Agent Comments

Indicative Selling Price
$880,000 - $950,000
Median House Price
02/10/2024 - 01/10/2025: $880,250

Comparable Properties



60 Bailey Rd MOUNT EVELYN 3796 (REI)

3 1 4

Price: $892,000
Method: Private Sale
Date: 17/09/2025
Property Type: House (Res)
Land Size: 922 sqm approx

Agent Comments

Basic fit out, one bathroom. Double carport and shed at back of block



16 Gardner Pde MOUNT EVELYN 3796 (REI)

3 2 2

Price: $980,000
Method: Private Sale
Date: 01/09/2025
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments

Nice fitout, two living views, and Double garage and storage under house. Battleaxe



3 Wright St MOUNT EVELYN 3796 (REI)

3 2 3

Price: $933,000
Method: Private Sale
Date: 18/08/2025
Property Type: House (Res)
Land Size: 1123 sqm approx

Agent Comments

Large allotment, only single carport & driveway parking. Basic fitout

Account - Barry Plant | P: 03 9735 3300

REIV THE DIFFERENCE

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