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<br>Including suburb and postcode | 115 York Road, Mount Evelyn Vic 3796 |

## Indicative selling price

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

Range between $850,000 & $890,000

## Median sale price

Median price $892,000 Property Type House Suburb Mount Evelyn

Period - From 01/07/2025 to 30/09/2025 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 | 33 The Avenue MONTROSE 3765 | $870,000 | 13/08/2025 |
| 2 | 24 Clematis Rd MOUNT EVELYN 3796 | $895,000 | 13/08/2025 |
| 3 | 52 Warrawee Rd MOUNT EVELYN 3796 | $885,000 | 08/08/2025 |

**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: 08/10/2025 12:39

# 115 York Road, Mount Evelyn Vic 3796

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4 2 2

**Property Type:** House
**Land size:** 892 sqm approx
Agent Comments

**Indicative Selling Price**
$850,000 - $890,000
**Median House Price**
September quarter 2025: $892,000

## Comparable Properties



**33 The Avenue MONTROSE 3765 (REI/VG)**

4 1 2

**Price:** $870,000
**Method:** Private Sale
**Date:** 13/08/2025
**Property Type:** House (Res)
**Land Size:** 899 sqm approx

Agent Comments



**24 Clematis Rd MOUNT EVELYN 3796 (REI)**

4 2 1

**Price:** $895,000
**Method:** Private Sale
**Date:** 13/08/2025
**Property Type:** House
**Land Size:** 844 sqm approx

Agent Comments



**52 Warrawee Rd MOUNT EVELYN 3796 (REI)**

4 2 2

**Price:** $885,000
**Method:** Private Sale
**Date:** 08/08/2025
**Property Type:** House (Res)
**Land Size:** 2261 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 9726 8888

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