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	51 Old Hereford Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between $850,000 & $935,000

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	76 Old Gippsland Rd LILYDALE 3140	$938,000	14/09/2025
2	24 Clematis Rd MOUNT EVELYN 3796	$895,000	13/08/2025
3	96 Alexandra Rd LILYDALE 3140	$880,000	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: 16/10/2025 10:19

51 Old Hereford Road, Mount Evelyn Vic 3796



4 2 1

Rooms: 6
Property Type: House (Res)
Land Size: 936 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $935,000
Median House Price
September quarter 2025: $892,000

Comparable Properties



76 Old Gippsland Rd LILYDALE 3140 (REI/VG)

4 2 2

Price: $938,000
Method: Private Sale
Date: 14/09/2025
Property Type: House
Land Size: 871 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



96 Alexandra Rd LILYDALE 3140 (REI/VG)

4 2 1

Price: $880,000
Method: Private Sale
Date: 08/08/2025
Property Type: House
Land Size: 875 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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