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	7 Lily Avenue, Mount Evelyn Vic 3796

Indicative selling price

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

Range between $1,290,000 & $1,390,000

Median sale price

Median price $890,000 Property Type House Suburb Mount Evelyn

Period - From 13/11/2024 to 12/11/2025 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	12 The Crescent MOUNT EVELYN 3796	$1,500,000	11/10/2025
2	13 The Wridgeway MOUNT EVELYN 3796	$1,605,000	08/08/2025
3	21 Reserves Rd MOUNT EVELYN 3796	$1,152,500	30/05/2025

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: 13/11/2025 10:10

7 Lily Avenue, Mount Evelyn Vic 3796

Ashley Hutson
97353300
0408 335 403
ahutson@barryplant.com.au



4 2 6

Rooms: 6
Property Type: House
Land Size: 4057 sqm approx

Agent Comments

Indicative Selling Price
$1,290,000 - $1,390,000
Median House Price
13/11/2024 - 12/11/2025: $890,000

Comparable Properties



12 The Crescent MOUNT EVELYN 3796 (REI)

4 2 5

Price: $1,500,000
Method: Private Sale
Date: 11/10/2025
Property Type: House
Land Size: 5655 sqm approx

Agent Comments



13 The Wridgeway MOUNT EVELYN 3796 (REI)

6 3 3

Price: $1,605,000
Method: Private Sale
Date: 08/08/2025
Property Type: House (Res)
Land Size: 11371.67 sqm approx

Agent Comments



21 Reserves Rd MOUNT EVELYN 3796 (REI/VG)

6 3 4

Price: $1,152,500
Method: Private Sale
Date: 30/05/2025
Property Type: House
Land Size: 2562 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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