

Statement of Information

Single residential property located in the Melbourne metropolitan areaSection 47AF of the *Estate Agents Act 1980***Property offered for sale**Address
Including suburb and
postcode

104 HEREFORD ROAD, MOUNT EVELYN VIC 3796

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$680,000 to \$720,000

Median sale price

Median price \$902,000 Property type House Suburb Mount Evelyn

Period - From 01/07/2025 to 30/06/2026 Source **Comparable property sales**

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) 10 ATHLONE ST, LILYDALE VIC 3140	\$665,000	12/06/2026
2) 10 MONBULK RD, MOUNT EVELYN, VIC 3796	\$687,000	29/03/2026
3) 48 BIRMINGHAM RD, MOUNT EVELYN, VIC 3796	\$800,000	05/03/2026

This Statement of Information was prepared on: 21/07/2026