

## 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

13 MICHAEL LANE MOUNT EVELYN VIC 3796

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$890,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$892,000

Property type

House

Suburb

Mount Evelyn

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

### 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 6 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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 29 RUSSELL STREET MOUNT EVELYN VIC 3796        | \$894,000 | 08-Jul-26 |
| 30 STRINGYBARK BOULEVARD MOUNT EVELYN VIC 3796 | \$950,000 | 28-Jun-26 |
| 17 RANGEVIEW ROAD MOUNT EVELYN VIC 3796        | \$920,000 | 22-Apr-26 |

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 6 months.~~

This Statement of Information was prepared on: 15 September 2026



29 RUSSELL STREET MOUNT EVELYN VIC 3796

4

2

2

Sold Price

\$894,000

Sold Date

08-Jul-26

Distance

0.42km

30 STRINGYBARK BOULEVARD MOUNT EVELYN VIC 3796

4

2

2

Sold Price

\$950,000

Sold Date

28-Jun-26

Distance

0.48km

17 RANGEVIEW ROAD MOUNT EVELYN VIC 3796

3

2

2

Sold Price

\$920,000

Sold Date

22-Apr-26

Distance

0.91km

5 NORTH AVENUE MOUNT EVELYN VIC 3796

3

2

2

Sold Price

\$883,000

Sold Date

22-May-26

Distance

1.93km

RS = Recent sale
 UN = Undisclosed Sale

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