

## 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 WARRAWEE ROAD 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

\$1,050,000

&

\$1,140,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$887,500

Property type

House

Suburb

Mount Evelyn

Period-from

01 May 2025

to

30 Apr 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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 47 RUSSELL STREET MOUNT EVELYN VIC 3796 | \$1,000,047 | 19-Feb-26 |
| 68A HEREFORD ROAD MOUNT EVELYN VIC 3796 | \$1,050,000 | 06-Mar-26 |
| 6 THE BOULEVARD MONTROSE VIC 3765       | \$1,141,000 | 04-Mar-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: 18 May 2026



47 RUSSELL STREET MOUNT  
EVELYN VIC 3796

Sold Price

RS

\$1,000,047

Sold Date

19-Feb-26

3

2

2

Distance

2.13km



68A HEREFORD ROAD MOUNT  
EVELYN VIC 3796

Sold Price

RS

\$1,050,000

Sold Date

06-Mar-26

3

2

2

Distance

2.34km



6 THE BOULEVARD MONTROSE  
VIC 3765

Sold Price

RS

\$1,141,000

Sold Date

04-Mar-26

3

2

2

Distance

2.3km



98 SWANSEA ROAD MONTROSE  
VIC 3765

Sold Price

RS

\$1,155,000

Sold Date

11-Mar-26

4

2

3

Distance

2.1km



114 YORK ROAD MOUNT EVELYN  
VIC 3796

Sold Price

RS

\$1,120,000

Sold Date

15-Feb-26

4

2

6

Distance

0.55km



16 STRINGYBARK BOULEVARD  
MOUNT EVELYN VIC 3796

Sold Price

RS

\$1,138,000

Sold Date

13-Feb-26

4

2

2

Distance

2.34km

RS = Recent sale
UN = Undisclosed Sale

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5 MUIR SMYTH PLACE MOUNT  
EVELYN VIC 3796

3 2 2

Sold Price      **\$1,075,000**    Sold Date    **13-Feb-26**

Distance      **2.45km**

RS = Recent sale      UN = Undisclosed Sale

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