

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

133 BAILEY ROAD MOUNT EVELYN VIC 3796

Indicative selling price

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

Single Price

or range
between

\$770,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$889,500

Property type

House

Suburb

Mount Evelyn

Period-from

01 Jun 2025

to

31 May 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

132 HEREFORD ROAD MOUNT EVELYN VIC 3796	\$780,000	22-Jan-26
19 FALKINGHAM ROAD MOUNT EVELYN VIC 3796	\$780,000	12-Jun-26
29 CURRAJONG AVENUE MOUNT EVELYN VIC 3796	\$810,000	19-Feb-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: 24 June 2026



132 HEREFORD ROAD MOUNT EVELYN VIC 3796

Sold Price

\$780,000

Sold Date

22-Jan-26

3

1

1

Distance

1.85km



19 FALKINGHAM ROAD MOUNT EVELYN VIC 3796

Sold Price

^{RS}\$780,000

Sold Date

12-Jun-26

3

1

2

Distance

2.06km



29 CURRAJONG AVENUE MOUNT EVELYN VIC 3796

Sold Price

\$810,000

Sold Date

19-Feb-26

3

1

2

Distance

2.49km



14 THE CRESCENT MOUNT EVELYN VIC 3796

Sold Price

\$855,000

Sold Date

27-Jan-26

3

1

4

Distance

0.78km



20 KOOKABURRA LANE MOUNT EVELYN VIC 3796

Sold Price

^{RS}\$865,000^{UN}

Sold Date

03-Jun-26

3

1

2

Distance

1.83km

RS = Recent sale
 UN = Undisclosed Sale

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