

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**15 FRANCIS CRESCENT, MOUNT EVELYN VIC 3796****Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquotingPrice Range: **\$750,000** to **\$780,000****Median sale price**Median price **\$890,000**

Property type

House

Suburb

Mount Evelyn

Period - From

01/04/2025

to

31/03/2026

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) 132 HEREFORD RD, MOUNT EVELYN, VIC 3796	\$780,000	22/01/2026
2) 48 BIRMINGHAM RD, MOUNT EVELYN, VIC 3796	\$800,000	18/03/2026
3) 164 QUINN CRES, MOUNT EVELYN, VIC 3796	\$735,000	06/01/2026

This Statement of Information was prepared on: **29/04/2026**