

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

19 Railway Road, Mount Evelyn Vic 3796

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$740,000

&

\$790,000

Median sale price

Median price

\$903,000

Property Type

House

Suburb

Mount Evelyn

Period - From

01/07/2025

to

30/06/2026

Source

REIV

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 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	37 Commercial Rd MOUNT EVELYN 3796	\$760,130	02/04/2026
2	19 Falkingham Rd MOUNT EVELYN 3796	\$780,000	12/06/2026
3	129 Birmingham Rd MOUNT EVELYN 3796	\$787,000	28/05/2026

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 six months.~~

This Statement of Information was prepared on:

17/09/2026 09:06



Property Type: House

Land Size: 1076 sqm approx

Agent Comments

Comparable Properties



37 Commercial Rd MOUNT EVELYN 3796 (REI)

Agent Comments



Price: \$760,130

Method: Private Sale

Date: 02/04/2026

Property Type: House (Res)

Land Size: 1195 sqm approx



19 Falkingham Rd MOUNT EVELYN 3796 (REI)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 12/06/2026

Property Type: House

Land Size: 886 sqm approx



129 Birmingham Rd MOUNT EVELYN 3796 (REI)

Agent Comments



Price: \$787,000

Method: Private Sale

Date: 28/05/2026

Property Type: House (Res)

Land Size: 865 sqm approx