

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 Warrawee Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between

\$850,000

&

\$935,000

Median sale price

Median price

\$910,000

Property Type

House

Suburb

Mount Evelyn

Period - From

01/01/2026

to

31/03/2026

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	23 Olinda Rd MOUNT EVELYN 3796	\$903,000	07/03/2026
2	36a Bailey Rd MOUNT EVELYN 3796	\$885,000	03/02/2026
3	1/17 Glen View Rd MOUNT EVELYN 3796	\$910,000	29/01/2026

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:

05/05/2026 16:50



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median House Price
March quarter 2026: \$910,000

Comparable Properties



23 Olinda Rd MOUNT EVELYN 3796 (REI)

Agent Comments



Price: \$903,000
Method: Private Sale
Date: 07/03/2026
Property Type: House
Land Size: 1203 sqm approx



36a Bailey Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments



Price: \$885,000
Method: Private Sale
Date: 03/02/2026
Property Type: House (Res)
Land Size: 444 sqm approx



1/17 Glen View Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments



Price: \$910,000
Method: Private Sale
Date: 29/01/2026
Property Type: House
Land Size: 336 sqm approx

Account - Property Partners in Real Estate | P: 0429888367