

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

2/71 Forge Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$550,000

&

\$590,000

Median sale price

Median price \$703,000

Property Type Unit

Suburb Mount Evelyn

Period - From 02/09/2025

to

01/09/2026

Source Property Data

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	3/23 York Rd MOUNT EVELYN 3796	\$572,500	21/08/2026
2			
3			

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:

02/09/2026 18:09



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Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$550,000 - \$590,000
Median Unit Price
02/09/2025 - 01/09/2026: \$703,000

Comparable Properties



3/23 York Rd MOUNT EVELYN 3796 (REI)

Agent Comments

2 1 1

Price: \$572,500
Method: Private Sale
Date: 21/08/2026
Property Type: Unit
Land Size: 318 sqm approx

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.