

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

22 HORDERN ROAD, MOUNT EVELYN VIC 3796

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$1,250,000

to

\$1,320,000

Median sale price

Median price

\$903,500

Property type

House

Suburb

Mount Evelyn

Period - From

01/07/2025

to

30/06/2026

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) 1 RUSSELL ST, MOUNT EVELYN, VIC 3796	\$1,146,000	03/06/2026
2) 49B HEREFORD RD, MOUNT EVELYN, VIC 3796	\$1,306,000	24/04/2026
3) 4 LIQUIDAMBAR LANE, MOUNT EVELYN, VIC 3796	\$1,265,000	15/04/2026

This Statement of Information was prepared on: 11/09/2026