

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**25 MARCUS STREET, MOUNT EVELYN VIC 3796****Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquotingPrice Range: **\$795,000** to **\$845,000****Median sale price**Median price **\$892,000** Property type **House** Suburb **Mount Evelyn**Period - From **01/04/2025** to **31/03/2025** Source **Comparable property sales**

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.

Address of comparable property	Price	Date of sale
1) 1 COMMERCIAL ROAD, MOUNT EVELYN, VIC 3796	\$,000	/2025
2) 25 INVERNESS ROAD, MOUNT EVELYN, VIC 3796	\$,000	/2025

This Statement of Information was prepared on: **12/05/2026**