

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

29 RUSSELL STREET MOUNT EVELYN VIC 3796

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$889,500

Property type

House

Suburb

Mount Evelyn

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

5 LONGVIEW ROAD MOUNT EVELYN VIC 3796	\$875,000	21-Jan-26
5 NORTH AVENUE MOUNT EVELYN VIC 3796	\$883,000	04-Jun-26
36A BAILEY ROAD MOUNT EVELYN VIC 3796	\$885,000	06-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 16 June 2026



5 LONGVIEW ROAD MOUNT EVELYN VIC 3796

3

2

1

Sold Price

\$875,000

Sold Date

21-Jan-26

Distance

0.53km



5 NORTH AVENUE MOUNT EVELYN VIC 3796

3

2

2

Sold Price

^{RS}\$883,000

Sold Date

04-Jun-26

Distance

1.54km



36A BAILEY ROAD MOUNT EVELYN VIC 3796

3

2

2

Sold Price

\$885,000

Sold Date

06-Feb-26

Distance

0.55km



15 PARKSIDE CLOSE LILYDALE VIC 3140

3

3

1

Sold Price

^{RS}\$887,000^{UN}

Sold Date

09-Apr-26

Distance

2.26km

RS = Recent sale

UN = Undisclosed Sale

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