

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

31 THE WRIDGEWAY, MOUNT EVELYN, VIC 3796

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

Range Between \$2,400,000 & \$2,500,000

Median sale price

Median price \$915,000 Property type House Suburb Mount Evelyn

Period - From 01/10/2025 to 31/03/2026 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.

This Statement of Information was prepared on: 14/05/2026