

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

31 York Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$870,000

&

\$950,000

Median sale price

Median price \$903,000

Property Type House

Suburb Mount Evelyn

Period - From 01/07/2025

to

30/06/2026

Source REIV

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	21 Old Hereford Rd MOUNT EVELYN 3796	\$936,000	15/06/2026
2	17 Rangeview Rd MOUNT EVELYN 3796	\$920,000	22/04/2026
3	18 Johns Cr MOUNT EVELYN 3796	\$940,000	07/04/2026

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:

09/09/2026 16:04



4 2 1

Property Type: House

Land Size: 1115 sqm approx

Agent Comments

Comparable Properties



21 Old Hereford Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

5 3 2

Price: \$936,000

Method: Private Sale

Date: 15/06/2026

Property Type: House (Res)

Land Size: 1091 sqm approx



17 Rangeview Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

3 2 2

Price: \$920,000

Method: Private Sale

Date: 22/04/2026

Property Type: House

Land Size: 656 sqm approx



18 Johns Cr MOUNT EVELYN 3796 (REI/VG)

Agent Comments

4 2 1

Price: \$940,000

Method: Private Sale

Date: 07/04/2026

Property Type: House (Res)

Land Size: 1000 sqm approx