

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

40 RANGEVIEW ROAD 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

\$950,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$892,000

Property type

House

Suburb

Mount Evelyn

Period-from

01 Sep 2025

to

31 Aug 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

28 RUSSELL STREET MOUNT EVELYN VIC 3796	\$995,000	12-Apr-26
20 FALKINGHAM ROAD MOUNT EVELYN VIC 3796	\$1,115,000	26-May-26
17 WEST HILL DRIVE MOUNT EVELYN VIC 3796	\$1,100,000	25-Aug-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: 10 September 2026



28 RUSSELL STREET MOUNT
EVELYN VIC 3796

Sold Price

RS

\$995,000

Sold Date

12-Apr-26

4

2

3

Distance

0.46km



20 FALKINGHAM ROAD MOUNT
EVELYN VIC 3796

Sold Price

RS

\$1,115,000

Sold Date

26-May-26

4

2

3

Distance

1.47km



17 WEST HILL DRIVE MOUNT
EVELYN VIC 3796

Sold Price

RS

\$1,100,000

Sold Date

25-Aug-26

5

2

4

Distance

1.63km

RS = Recent sale
UN = Undisclosed Sale

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