

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
16 Stringybark Boulevard, Mount Evelyn Vic 3796

Indicative selling price

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

Range between &

Median sale price

Median price <input type="text" value="\$892,000"/>	Property Type <input type="text" value="House"/>	Suburb <input type="text" value="Mount Evelyn"/>
Period - From <input type="text" value="01/01/2025"/>	to <input type="text" value="31/12/2025"/>	Source <input type="text" value="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	7 Inverness Rd MOUNT EVELYN 3796	\$995,500	22/08/2025
2	3 Pearl Ct MOUNT EVELYN 3796	\$1,112,000	11/10/2025
3	94 Bailey Rd MOUNT EVELYN 3796	\$1,063,000	04/09/2025

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:



Property Type: House

Land Size: 938 sqm approx

[Agent Comments](#)

Greg Earney
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Indicative Selling Price

\$995,000 - \$1,090,000

Median House Price

Year ending December 2025: \$892,000

Comparable Properties

7 Inverness Rd MOUNT EVELYN 3796 (REI)

[Agent Comments](#)



Price: \$995,500

Method:

Date: 22/08/2025

Property Type: House



3 Pearl Ct MOUNT EVELYN 3796 (REI/VG)

[Agent Comments](#)



Price: \$1,112,000

Method: Private Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 1254 sqm approx



94 Bailey Rd MOUNT EVELYN 3796 (REI/VG)

[Agent Comments](#)



Price: \$1,063,000

Method: Private Sale

Date: 04/09/2025

Property Type: House

Land Size: 984 sqm approx

Account - Jellis Craig | P: 03 9726 8888