

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$995,000 & \$1,090,000

### Median sale price

Median price \$892,000 Property Type House Suburb Mount Evelyn

Period - From 01/01/2025 to 31/12/2025 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	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:

03/02/2026 16:33

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**Indicative Selling Price**

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

**Median House Price**

Year ending December 2025: \$892,000



4 2 2

**Property Type:** House

**Land Size:** 938 sqm approx

**Agent Comments**

## Comparable Properties

**7 Inverness Rd MOUNT EVELYN 3796 (REI)**

**Agent Comments**

4 2 4

**Price:** \$995,500

**Method:**

**Date:** 22/08/2025

**Property Type:** House



**3 Pearl Ct MOUNT EVELYN 3796 (REI/VG)**

**Agent Comments**

4 2 2

**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**

5 2 -

**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