

# 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

39 Kambara Drive, Mulgrave VIC 3170

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$850,000

&

\$890,000

### Median sale price

Median price

\$1,050,000

Property Type

House

Suburb

Mulgrave

Period - From

03/09/2024

to

02/03/2025

Source

core\_logic

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
85 Albany Drive Mulgrave VIC 3170	\$890,000	30/11/2024

This Statement of Information was prepared on:

04/03/2025