

# 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

3 Emden Crescent, 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 & \$935,000

### Median sale price

Median price \$1,060,000 Property Type House Suburb Mulgrave

Period - From 01/10/2024 to 31/12/2024 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	85 Albany Dr MULGRAVE 3170	\$890,000	30/11/2024
2	23 Withers Av MULGRAVE 3170	\$912,000	17/08/2024
3	45 Wattle Gr MULGRAVE 3170	\$925,000	10/08/2024

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:

21/01/2025 09:51



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 631 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$850,000 - \$935,000  
**Median House Price**  
December quarter 2024: \$1,060,000

## Comparable Properties



**85 Albany Dr MULGRAVE 3170 (REI)**

[Agent Comments](#)



**Price:** \$890,000  
**Method:** Auction Sale  
**Date:** 30/11/2024  
**Property Type:** House (Res)  
**Land Size:** 656 sqm approx



**23 Withers Av MULGRAVE 3170 (REI/VG)**

[Agent Comments](#)



**Price:** \$912,000  
**Method:** Auction Sale  
**Date:** 17/08/2024  
**Property Type:** House (Res)  
**Land Size:** 638 sqm approx



**45 Wattle Gr MULGRAVE 3170 (REI/VG)**

[Agent Comments](#)



**Price:** \$925,000  
**Method:** Auction Sale  
**Date:** 10/08/2024  
**Property Type:** House (Res)  
**Land Size:** 791 sqm approx

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