

## 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

2/49 BAIRD STREET MULGRAVE VIC 3170

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,600,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$858,500

Property type

Unit

Suburb

Mulgrave

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

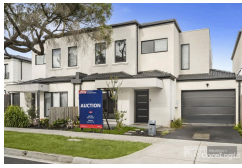
Date of sale

29B MONTEREY AVENUE GLEN WAVERLEY VIC 3150	\$1,156,000	04-Dec-24
2/577 WAVERLEY ROAD GLEN WAVERLEY VIC 3150	\$1,405,000	31-Aug-24
24A WINMALEE DRIVE GLEN WAVERLEY VIC 3150	\$1,261,000	15-Jun-24

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: 17 March 2025



**29B MONTEREY AVENUE GLEN  
WAVERLEY VIC 3150**

 4  3  1

Sold Price **\$1,156,000** Sold Date **04-Dec-24**

Distance **4.56km**



**2/577 WAVERLEY ROAD GLEN  
WAVERLEY VIC 3150**

 4  3  1

Sold Price **\$1,405,000** Sold Date **31-Aug-24**

Distance **5km**



**24A WINMALEE DRIVE GLEN  
WAVERLEY VIC 3150**

 4  3  1

Sold Price **\$1,261,000** Sold Date **15-Jun-24**

Distance **3.93km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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