Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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	1/127 Wanda Street, Mulgrave Vic 3170
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$750,000	&	\$825,000
Trailige Detween	Ψ1 30,000	α	Ψ023,000

Median sale price

Median price	\$945,500	Pro	perty Type	Unit		Suburb	Mulgrave
Period - From	01/07/2025	to	30/09/2025		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

Adv	areas or comparable property	1 1100	Date of Sale
1	10b Kalimna Av MULGRAVE 3170	\$761,000	18/10/2025
2	2/21 Lebanon Cr MULGRAVE 3170	\$820,000	16/08/2025
3	1/13a Montana Av MULGRAVE 3170	\$790,000	14/06/2025

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:	05/11/2025 12:45



Date of sale