

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

25/149 HANSWORTH STREET MULGRAVE VIC 3170

Indicative selling price

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

Single Price

or range
between

\$950,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$836,500

Property type

Unit

Suburb

Mulgrave

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

65 LORDS AVENUE MULGRAVE VIC 3170	1110000	02-Aug-25
3/60 LEA ROAD MULGRAVE VIC 3170	982000	12-Jul-25
21 LIVERPOOL STREET MULGRAVE VIC 3170	945500	30-Aug-25

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.~~

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65 LORDS AVENUE MULGRAVE VIC 3170

3 2 1

Sold Price

1110000 Sold Date **02-Aug-25**

Distance **0.37km**



3/60 LEA ROAD MULGRAVE VIC 3170

3 2 2

Sold Price

982000 Sold Date **12-Jul-25**

Distance **1.79km**



21 LIVERPOOL STREET MULGRAVE VIC 3170

3 2 2

Sold Price

^{RS} **945500** Sold Date **30-Aug-25**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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