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	
postocae	

Indicative selling price

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

Median sale price

Median price	\$1,180,000	Pro	perty Type	House		Suburb	Mulgrave
Period - From	01/01/2025	to	31/03/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	36 Baird St MULGRAVE 3170	\$1,105,000	05/04/2025
2	16 Suva St MULGRAVE 3170	\$1,150,000	01/03/2025
3	129 Albany Dr MULGRAVE 3170	\$1,150,000	14/12/2024

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:	07/05/2025 20:12









Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** March quarter 2025: \$1,180,000

Comparable Properties

36 Baird St MULGRAVE 3170 (REI)





Agent Comments

Price: \$1,105,000 Method: Auction Sale Date: 05/04/2025

Property Type: House (Res) Land Size: 737 sqm approx



16 Suva St MULGRAVE 3170 (REI)





Price: \$1,150,000 Method: Auction Sale Date: 01/03/2025

Property Type: House (Res) Land Size: 650 sqm approx

Agent Comments







Price: \$1,150,000 Method: Sale Date: 14/12/2024

Property Type: House (Res) Land Size: 654 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9803 0400





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