

# 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

16 Suva 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)

Range between \$950,000

&

\$1,045,000

### Median sale price

Median price \$1,070,000

Property Type House

Suburb Mulgrave

Period - From 18/02/2024

to

17/02/2025

Source

Property Data

### 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	7 Milton Cr MULGRAVE 3170	\$1,005,000	15/02/2025
2	81 Tiverton Dr MULGRAVE 3170	\$950,000	26/10/2024
3	5 Rosewood Ct MULGRAVE 3170	\$1,006,500	05/10/2024

**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:

18/02/2025 11:15



 3    1    2

**Property Type:** House  
**Land Size:** 650 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median House Price**  
18/02/2024 - 17/02/2025: \$1,070,000

## Comparable Properties



**7 Milton Cr MULGRAVE 3170 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$1,005,000  
**Method:** Auction Sale  
**Date:** 15/02/2025  
**Property Type:** House (Res)  
**Land Size:** 732 sqm approx



**81 Tiverton Dr MULGRAVE 3170 (REI/VG)**

**Agent Comments**

 3    1    2

**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 26/10/2024  
**Property Type:** House (Res)  
**Land Size:** 657 sqm approx



**5 Rosewood Ct MULGRAVE 3170 (REI/VG)**

**Agent Comments**

 3    1    3

**Price:** \$1,006,500  
**Method:** Auction Sale  
**Date:** 05/10/2024  
**Property Type:** House (Res)  
**Land Size:** 677 sqm approx

**Account - Barry Plant** | P: 03 9803 0400