

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

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