

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

19/149 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

\$1,250,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$856,000

Property type

Unit

Suburb

Mulgrave

Period-from

01 Sep 2024

to

31 Aug 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

6 OSHANNASY STREET MULGRAVE VIC 3170	1290100	02-Apr-25
4A FAIRHAVEN COURT MULGRAVE VIC 3170	1365000	19-Aug-25
21 MATLOCK AVENUE MULGRAVE VIC 3170	1490000	28-Jun-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.~~

This Statement of Information was prepared on: 09 September 2025

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**6 OSHANNASY STREET
MULGRAVE VIC 3170**

 4  2  2

Sold Price **1290100** Sold Date **02-Apr-25**

Distance **0.33km**



**4A FAIRHAVEN COURT
MULGRAVE VIC 3170**

 5  3  2

Sold Price ^{RS} **1365000** Sold Date **19-Aug-25**

Distance **1.47km**



**21 MATLOCK AVENUE MULGRAVE
VIC 3170**

 4  3  1

Sold Price ^{RS} **1490000** Sold Date **28-Jun-25**

Distance **1.73km**

RS = Recent sale **UN** = Undisclosed Sale

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