

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	32 Roberts Avenue Mulgrave, 3170
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Single price	\$1,250,000
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### Median sale price

Median price	\$1,057,000	Property Type	HOUSE	Suburb	MULGRAVE
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Period - From	01-Jan-2024	to	31-Dec-2024	Source	Corelogic
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### Comparable property sales

	Address of comparable property	Price	Date of sale
1	37 Calendonia Crescent, Mulgrave	\$1,223,500	29-May-2025
2	70 Wanda Street, Mulgrave	\$1,201,000	05-Jul-2025
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

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 12-Dec-2025 at 12:27:57 PM AEDT