

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

34 Woolwich Drive, Mulgrave Vic 3170

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,124,944

Property Type House

Suburb Mulgrave

Period - From 01/10/2024

to

30/09/2025

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.

	Address of comparable property	Price	Date of sale
1	3 Curie Av MULGRAVE 3170	\$1,055,000	18/10/2025
2	4 Fife Ct MULGRAVE 3170	\$1,135,000	04/10/2025
3	39 Tiverton Dr MULGRAVE 3170	\$1,206,000	23/08/2025

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:

03/11/2025 15:47



 4  2  1

Rooms: 6
Property Type: House (Res)
Land Size: 657 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
Year ending September 2025: \$1,124,944

Comparable Properties



3 Curie Av MULGRAVE 3170 (REI)

Agent Comments

 4  1  3

Price: \$1,055,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 659 sqm approx



4 Fife Ct MULGRAVE 3170 (REI)

Agent Comments

 4  2  2

Price: \$1,135,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 685 sqm approx



39 Tiverton Dr MULGRAVE 3170 (REI)

Agent Comments

 4  2  2

Price: \$1,206,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 651 sqm approx