

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

36 Clunies Ross Crescent, 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 \$1,180,000

Property Type House

Suburb Mulgrave

Period - From 01/01/2025

to

31/03/2025

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	40 Wattle Gr MULGRAVE 3170	\$1,020,000	04/04/2025
2	29 Anora Cr MULGRAVE 3170	\$950,000	29/03/2025
3	3 Emden Cr MULGRAVE 3170	\$1,035,000	01/03/2025

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:

08/05/2025 10:07



Property Type: House (Res)

Land Size: 654 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

March quarter 2025: \$1,180,000

Comparable Properties



40 Wattle Gr MULGRAVE 3170 (REI)

Agent Comments



Price: \$1,020,000

Method: Private Sale

Date: 04/04/2025

Property Type: House

Land Size: 654 sqm approx



29 Anora Cr MULGRAVE 3170 (REI)

Agent Comments



Price: \$950,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 670 sqm approx



3 Emden Cr MULGRAVE 3170 (REI)

Agent Comments



Price: \$1,035,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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