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

38 Portland Street, Mulgrave Vic 3170

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,300,000		&		\$1,430,000				
Median sale price									
Median price	\$1,180,000	Pro	Property Type		House		Suburb	Mulgrave	
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	4 Windermere Cr MULGRAVE 3170	\$1,382,000	14/06/2025
2	20 Miners Ct MULGRAVE 3170	\$1,350,000	31/05/2025
3	17 Alderbrook Av MULGRAVE 3170	\$1,450,000	10/04/2025

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:

24/06/2025 19:02









Property Type: House Land Size: 651 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,430,000 Median House Price March quarter 2025: \$1,180,000

Comparable Properties

4 Windermere Cr MULGRAVE 3170 (REI) 5 2 2 2 Price: \$1,382,000 Method: Auction Sale Date: 14/06/2025 Property Type: House (Res) Land Size: 651 sqm approx	Agent Comments
20 Miners Ct MULGRAVE 3170 (REI) 4 3 2 Price: \$1,350,000 Method: Auction Sale Date: 31/05/2025 Property Type: House (Res) Land Size: 678 sqm approx	Agent Comments
17 Alderbrook Av MULGRAVE 3170 (REI) 5 3 2 Price: \$1,450,000 Method: Sold Before Auction Date: 10/04/2025 Property Type: House (Res) Land Size: 677 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9803 0400



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.