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

7 Seaview Crescent, Mulgrave Vic 3170

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$980,000		&		\$1,078,000				
Median sale price									
Median price	\$1,180,000	Pro	Property Type H		House		Suburb	Mulgrave	
Period - From	01/01/2025	to	31/03/2025		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	36 Clunies Ross Cr MULGRAVE 3170	\$1,128,888	05/06/2025
2	159 Wanda St MULGRAVE 3170	\$1,100,000	02/06/2025
3	1 Aranda Ct MULGRAVE 3170	\$1,070,000	30/05/2025

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:

17/06/2025 11:05



7 Seaview Crescent, Mulgrave Vic 3170







Property Type: Agent Comments Indicative Selling Price \$980,000 - \$1,078,000 Median House Price March quarter 2025: \$1,180,000

Comparable Properties

	36 Clunies Ross Cr MULGRAVE 3170 (REI) 3 2 2 Price: \$1,128,888 Method: Sold Before Auction Date: 05/06/2025 Property Type: House (Res) Land Size: 654 sqm approx	Agent Comments
854m²	159 Wanda St MULGRAVE 3170 (REI) 1 1 2 Price: \$1,100,000 Method: Private Sale Date: 02/06/2025 Property Type: House Land Size: 854 sqm approx	Agent Comments
	1 Aranda Ct MULGRAVE 3170 (REI) 3 1 2 Price: \$1,070,000 Method: Sold Before Auction Date: 30/05/2025 Property Type: House (Res) Land Size: 693 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9803 0400



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