

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 between \$980,000 & \$1,078,000

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	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



Property Type:
Agent Comments

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

Comparable Properties

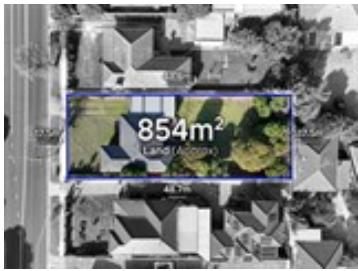


36 Clunies Ross Cr MULGRAVE 3170 (REI)

Agent Comments



Price: \$1,128,888
Method: Sold Before Auction
Date: 05/06/2025
Property Type: House (Res)
Land Size: 654 sqm approx



159 Wanda St MULGRAVE 3170 (REI)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 02/06/2025
Property Type: House
Land Size: 854 sqm approx



1 Aranda Ct MULGRAVE 3170 (REI)

Agent Comments



Price: \$1,070,000
Method: Sold Before Auction
Date: 30/05/2025
Property Type: House (Res)
Land Size: 693 sqm approx

Account - Barry Plant | P: 03 9803 0400