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	76 Stadium Circuit, Mulgrave Vic 3170
Including suburb and	-
postcode	

Indicative selling price

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

Range between \$1,190,000	&	\$1,250,000
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Median sale price

Median price	\$1,180,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	8 Sabina Park Dr MULGRAVE 3170	\$1,183,000	05/04/2025
2	10 Sir Kenneth Luke Blvd MULGRAVE 3170	\$1,180,000	14/02/2025
3	26 Waverley Park Dr MULGRAVE 3170	\$1,210,000	14/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/04/2025 12:49













Property Type: House Land Size: 297 sqm approx

Agent Comments

Indicative Selling Price \$1,190,000 - \$1,250,000 **Median House Price**

March quarter 2025: \$1,180,000

Comparable Properties



8 Sabina Park Dr MULGRAVE 3170 (REI)







Agent Comments

Price: \$1,183,000 Method: Auction Sale Date: 05/04/2025

Property Type: House (Res) Land Size: 344 sqm approx



10 Sir Kenneth Luke Blvd MULGRAVE 3170 (REI/VG)







Agent Comments

Price: \$1,180,000

Method: Sold Before Auction

Date: 14/02/2025

Property Type: House (Res) Land Size: 326 sqm approx



26 Waverley Park Dr MULGRAVE 3170 (REI/VG)





Price: \$1,210,000 Method: Private Sale Date: 14/02/2025 Property Type: House Land Size: 216 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9803 0400





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