

# 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

76 Stadium Circuit, Mulgrave Vic 3170

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,190,000

&

\$1,250,000

### 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

24/04/2025 12:49



3   
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**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

4   
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**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

4   
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 2

**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)**

Agent Comments

4   
 2   
 2

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

Account - Barry Plant | P: 03 9803 0400