

## 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

96 PORTLAND STREET MULGRAVE VIC 3170

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,040,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,135,000

Property type

House

Suburb

Mulgrave

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### 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 6 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

7 CARBONI COURT MULGRAVE VIC 3170	\$1,055,000	21-Feb-26
46 GLENCAIRN STREET MULGRAVE VIC 3170	\$1,085,000	11-Apr-26
27 BERTRAND AVENUE MULGRAVE VIC 3170	\$1,071,000	06-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 14 April 2026



**7 CARBONI COURT MULGRAVE VIC 3170** Sold Price

<sup>RS</sup> **\$1,055,000**

Sold Date **21-Feb-26**

 3  2  2

Distance **1.01km**



**46 GLENCAIRN STREET MULGRAVE VIC 3170**

Sold Price

<sup>RS</sup> **\$1,085,000**

Sold Date **11-Apr-26**

 4  2  2

Distance **3.62km**



**27 BERTRAND AVENUE MULGRAVE VIC 3170**

Sold Price

**\$1,071,000**

Sold Date **06-Dec-25**

 3  2  2

Distance **2.14km**

RS = Recent sale

UN = Undisclosed Sale

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