

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

Brand new house and land 4-bedrooms, 3.5-Bathrooms, 2-car Garage plus 1 in the drive way. Land: 379 (Approx) House size: 301sqm (approx) MULGRAVE VIC 3170

Indicative selling price

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

Single Price

\$1,455,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,070,000

Property type

House

Suburb

Mulgrave

Period-from

01 Aug 2024

to

31 Jul 2025

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

1 QUAY PLACE MULGRAVE VIC 3170	\$1,480,000	24-Mar-25
3 SABINA PARK DRIVE MULGRAVE VIC 3170	\$1,376,000	28-Sep-24
5 ELLIS PARK AVENUE MULGRAVE VIC 3170	\$1,403,500	14-Sep-24

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: 20 August 2025


1 QUAY PLACE MULGRAVE VIC 3170

Sold Price

\$1,480,000

Sold Date

24-Mar-25


4



3



2

Distance

1.98km

3 SABINA PARK DRIVE MULGRAVE VIC 3170

Sold Price

\$1,376,000

Sold Date

28-Sep-24


4



3



2

Distance

2.15km

5 ELLIS PARK AVENUE MULGRAVE VIC 3170

Sold Price

\$1,403,500

Sold Date

14-Sep-24


4



3



2

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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