

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 4 Alma Close, Mulgrave Vic 3170

Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$1,176,750 Property Type House Suburb Mulgrave

Period - From 01/01/2026 to 31/03/2026 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	68 Waranga St DANDENONG NORTH 3175	\$1,130,000	13/04/2026
2	14 Lammas Ct MULGRAVE 3170	\$1,220,000	28/02/2026
3	32 Gladeswood Dr MULGRAVE 3170	\$1,250,000	31/01/2026

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: 26/05/2026 15:30



Property Type: House (Res)
Land Size: 831 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median House Price
March quarter 2026: \$1,176,750

Comparable Properties



68 Waranga St DANDENONG NORTH 3175 (REI)

Agent Comments



Price: \$1,130,000
Method: Private Sale
Date: 13/04/2026
Property Type: House
Land Size: 710 sqm approx

14 Lammas Ct MULGRAVE 3170 (REI/VG)

Agent Comments



Price: \$1,220,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 806 sqm approx



32 Gladeswood Dr MULGRAVE 3170 (REI/VG)

Agent Comments



Price: \$1,250,000
Method: Auction Sale
Date: 31/01/2026
Property Type: House (Res)
Land Size: 647 sqm approx