

# 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

2 Selhurst Park Road, 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 \$990,000

&

\$1,089,000

### Median sale price

Median price \$1,170,000

Property Type House

Suburb Mulgrave

Period - From 01/07/2025

to

30/06/2026

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 | 20 Windy Hill Dr MULGRAVE 3170    | \$912,000   | 20/06/2026   |
| 2 | 1 Wembley Ct MULGRAVE 3170        | \$897,000   | 30/05/2026   |
| 3 | 83 Waverley Park Dr MULGRAVE 3170 | \$1,115,000 | 21/03/2026   |

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:

12/08/2026 14:26

2 Selhurst Park Road, Mulgrave Vic 3170

RayWhite

Peter Liu  
0451367278  
peter.liu@raywhite.com



**Property Type:** House (New - Detached)

Agent Comments

**Indicative Selling Price**

\$990,000 - \$1,089,000

**Median House Price**

Year ending June 2026: \$1,170,000

## Comparable Properties



**20 Windy Hill Dr MULGRAVE 3170 (REI/VG)**

Agent Comments



**Price:** \$912,000

**Method:** Auction Sale

**Date:** 20/06/2026

**Property Type:** House (Res)

**Land Size:** 228 sqm approx

**1 Wembley Ct MULGRAVE 3170 (REI/VG)**

Agent Comments



**Price:** \$897,000

**Method:** Auction Sale

**Date:** 30/05/2026

**Property Type:** House (Res)

**Land Size:** 247 sqm approx



**83 Waverley Park Dr MULGRAVE 3170 (REI/VG)**

Agent Comments



**Price:** \$1,115,000

**Method:** Auction Sale

**Date:** 21/03/2026

**Property Type:** House (Res)

**Land Size:** 255 sqm approx

**Account - Ray White Oakleigh** | P: 03 9568 2000 | F: 03 9568 2222



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