

# 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

16 Seaview Crescent, 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 \$850,000 & \$890,000

### Median sale price

Median price \$1,072,500 Property Type House Suburb Mulgrave

Period - From 01/04/2026 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	74 Mackie Rd MULGRAVE 3170	\$876,000	04/07/2026
2	1 Shaftsbury Dr MULGRAVE 3170	\$905,000	25/06/2026
3	4 Rangoon Ct MULGRAVE 3170	\$935,000	13/05/2026

**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:

07/07/2026 16:20



**Property Type:** House  
**Land Size:** 700 sqm approx  
**Agent Comments**

## Comparable Properties



**74 Mackie Rd MULGRAVE 3170 (REI)**

**Agent Comments**



**Price:** \$876,000  
**Method:** Private Sale  
**Date:** 04/07/2026  
**Property Type:** House  
**Land Size:** 718 sqm approx



**1 Shaftsbury Dr MULGRAVE 3170 (REI)**

**Agent Comments**



**Price:** \$905,000  
**Method:** Private Sale  
**Date:** 25/06/2026  
**Property Type:** House (Res)  
**Land Size:** 654 sqm approx



**4 Rangoon Ct MULGRAVE 3170 (REI/VG)**

**Agent Comments**



**Price:** \$935,000  
**Method:** Private Sale  
**Date:** 13/05/2026  
**Property Type:** House  
**Land Size:** 769 sqm approx