

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

7/7 GREEN AVENUE 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

or range
between

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Mulgrave

Period-from

01 Jun 2025

to

31 May 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

1/7-9 ROBERTS AVENUE MULGRAVE VIC 3170	\$603,000	17-Mar-26
3/3 WILMA AVENUE MULGRAVE VIC 3170	\$660,000	11-Feb-26
2/7 GLENCAIRN STREET MULGRAVE VIC 3170	\$700,000	08-Mar-26

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: 01 June 2026


**1/7-9 ROBERTS AVENUE
MULGRAVE VIC 3170**
 2  1  1

 Sold Price **\$603,000** Sold Date **17-Mar-26**

 Distance **0.57km**

**3/3 WILMA AVENUE MULGRAVE
VIC 3170**
 2  1  1

 Sold Price **\$660,000** Sold Date **11-Feb-26**

 Distance **0.54km**

**2/7 GLENCAIRN STREET
MULGRAVE VIC 3170**
 2  1  1

 Sold Price **\$700,000** Sold Date **08-Mar-26**

 Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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