

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 Sep 2025

to

31 Aug 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

2/10 TURNER CLOSE SPRINGVALE VIC 3171	\$605,000	20-May-26
2/22 TURNER CLOSE SPRINGVALE VIC 3171	\$634,000	04-Jun-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: 16 September 2026



2/10 TURNER CLOSE SPRINGVALE VIC 3171 Sold Price **\$605,000** Sold Date **20-May-26**

 2
  1
  1

Distance **0.95km**



2/22 TURNER CLOSE SPRINGVALE VIC 3171 Sold Price **\$634,000** Sold Date **04-Jun-26**

 2
  1
  1

Distance **1.03km**

RS = Recent sale **UN** = Undisclosed Sale

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