

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

9 NEWPORT DRIVE 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

\$920,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,117,500

Property type

House

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

20 WINDY HILL DRIVE MULGRAVE VIC 3170

\$912,000

17-Jun-26

1 WEMBLEY COURT MULGRAVE VIC 3170

\$897,000

30-May-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: 17 September 2026


**20 WINDY HILL DRIVE MULGRAVE
VIC 3170**

Sold Price

\$912,000

Sold Date

17-Jun-26
 3  2  1

Distance

0.44km

**1 WEMBLEY COURT MULGRAVE
VIC 3170**

Sold Price

\$897,000

Sold Date

30-May-26
 3  2  1

Distance

0.76km
RS = Recent sale

UN = Undisclosed Sale

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