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	3/652 SPRINGVALE ROAD 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	$600,000	&	$660,000

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
2/85 MACKIE ROAD MULGRAVE VIC 3170	$656,000	06-Jun-26
5/776-780 SPRINGVALE ROAD MULGRAVE VIC 3170	$650,000	21-Mar-26
3/3 WILMA AVENUE MULGRAVE VIC 3170	$660,000	11-Feb-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 June 2026

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2/85 MACKIE ROAD MULGRAVE VIC 3170

2 1 1

Sold Price RS $656,000 Sold Date 06-Jun-26

Distance 1.18km

5/776-780 SPRINGVALE ROAD MULGRAVE VIC 3170

1 1 1

Sold Price $650,000 Sold Date 21-Mar-26

Distance 1.19km

3/3 WILMA AVENUE MULGRAVE VIC 3170

2 1 1

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

Distance 1.46km

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

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