

## 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

36 MANGANA DRIVE MULGRAVE VIC 3170

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 14 STUDLEY STREET MULGRAVE VIC 3170   | \$925,000   | 07-Sep-26 |
| 20 GLENGARIFF DRIVE MULGRAVE VIC 3170 | \$1,030,000 | 15-Aug-26 |
| 47 TIVERTON DRIVE MULGRAVE VIC 3170   | \$980,000   | 27-Jul-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: 23 September 2026



### 14 STUDLEY STREET MULGRAVE VIC 3170

 4
  1
  -

Sold Price

<sup>RS</sup> **\$925,000** Sold Date **07-Sep-26**

Distance **1.07km**



### 20 GLENGARIFF DRIVE MULGRAVE VIC 3170

 4
  2
  3

Sold Price

<sup>RS</sup> **\$1,030,000** Sold Date **15-Aug-26**

Distance **0.15km**



### 47 TIVERTON DRIVE MULGRAVE VIC 3170

 4
  1
  1

Sold Price

**\$980,000** Sold Date **27-Jul-26**

Distance **0.65km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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