

## 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

1 SACKVILLE COURT 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

\$1,470,000

&

\$1,610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,056,000

Property type

House

Suburb

Mulgrave

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 QUAY PLACE MULGRAVE VIC 3170	\$1,480,000	23-Mar-25
15 EXHIBITION DRIVE MULGRAVE VIC 3170	\$1,492,500	07-Dec-24
4 ROYAL OAK COURT MULGRAVE VIC 3170	\$1,533,000	06-Oct-03

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: 10 May 2025



## 1 QUAY PLACE MULGRAVE VIC 3170

Sold Price <sup>RS</sup> **\$1,480,000** Sold Date **23-Mar-25**

4 3 2

Distance **0.29km**

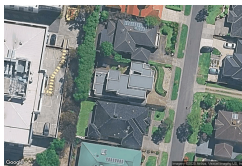


## 15 EXHIBITION DRIVE MULGRAVE VIC 3170

Sold Price **\$1,492,500** Sold Date **07-Dec-24**

5 2 2

Distance **0.4km**



## 4 ROYAL OAK COURT MULGRAVE VIC 3170

Sold Price **\$1,533,000** Sold Date **06-Oct-03**

4 3 2

Distance **2.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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