

# 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

2/22 Mountain Crescent, Mulgrave VIC 3170

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$790,000

&

\$850,000

### Median sale price

Median price

\$850,000

Property Type

Unit

Suburb

Mulgrave

Period - From

23/03/2026

to

22/09/2026

Source

Cotality™

### Comparable property sales (\*Delete A or B below as applicable)

**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 six months.

| Address of comparable property        | Price     | Date of sale |
|---------------------------------------|-----------|--------------|
| 2/21 Roberts Avenue Mulgrave VIC 3170 | \$850,000 | 27/06/2026   |
|                                       |           |              |
|                                       |           |              |

This Statement of Information was prepared on:

23/09/2026