

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

21 Southampton Drive, Mulgrave Vic 3170

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$977,500

Property Type

Townhouse

Suburb

Mulgrave

Period - From

06/05/2025

to

05/05/2026

Source

Property Data

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 six 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	17 Excelsior Cirt MULGRAVE 3170	\$846,000	21/03/2026
2	22 Richmond Cirt MULGRAVE 3170	\$785,000	28/02/2026
3	29 Ellis Park Av MULGRAVE 3170	\$825,000	21/02/2026

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 six months.~~

This Statement of Information was prepared on:

06/05/2026 15:17



3 2 1

Property Type: Townhouse

Land Size: 207 sqm approx

Agent Comments

Comparable Properties

17 Excelsior Cirt MULGRAVE 3170 (REI)

Agent Comments

3 2 1

Price: \$846,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Townhouse (Res)



22 Richmond Cirt MULGRAVE 3170 (REI/VG)

Agent Comments

3 2 1

Price: \$785,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 199 sqm approx

29 Ellis Park Av MULGRAVE 3170 (REI/VG)

Agent Comments

3 2 1

Price: \$825,000

Method: Sold Before Auction

Date: 21/02/2026

Property Type: Townhouse (Res)

Land Size: 153 sqm approx