

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

33 Police Road, Mulgrave Vic 3170

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,180,000

Property Type House

Suburb Mulgrave

Period - From 01/01/2025

to 31/12/2025

Source REIV

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	37 Medoro Gr MULGRAVE 3170	\$1,180,000	15/12/2025
2	17 Wareham St SPRINGVALE 3171	\$1,025,000	26/10/2025
3	49 Hillside St SPRINGVALE 3171	\$1,003,000	25/10/2025

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:

08/04/2026 09:54



3 1 3

Property Type: House (Res)

Land Size: 764 sqm approx

Agent Comments

Comparable Properties



37 Medoro Gr MULGRAVE 3170 (VG)

Agent Comments

3 - -

Price: \$1,180,000

Method: Sale

Date: 15/12/2025

Property Type: House (Res)

Land Size: 724 sqm approx



17 Wareham St SPRINGVALE 3171 (VG)

Agent Comments

3 - -

Price: \$1,025,000

Method: Sale

Date: 26/10/2025

Property Type: Development Site (Res)

Land Size: 745 sqm approx



49 Hillside St SPRINGVALE 3171 (REI/VG)

Agent Comments

3 1 1

Price: \$1,003,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 656 sqm approx