

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 St James Park Drive, Mulgrave Vic 3170

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$1,072,500

Property Type

House

Suburb

Mulgrave

Period - From

01/04/2026

to

30/06/2026

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	21 Southampton Dr MULGRAVE 3170	\$795,000	29/06/2026
2	7 Southampton Dr MULGRAVE 3170	\$804,000	30/05/2026
3	10 Oshannasy St MULGRAVE 3170	\$860,000	26/03/2026

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:

21/08/2026 16:55



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

June quarter 2026: \$1,072,500

Comparable Properties



21 Southampton Dr MULGRAVE 3170 (REI)

Agent Comments

3 2 1

Price: \$795,000

Method: Private Sale

Date: 29/06/2026

Property Type: Townhouse (Single)

Land Size: 207 sqm approx

7 Southampton Dr MULGRAVE 3170 (REI/VG)

Agent Comments

3 2 2

Price: \$804,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 207 sqm approx



10 Oshannasy St MULGRAVE 3170 (REI/VG)

Agent Comments

3 2 1

Price: \$860,000

Method: Private Sale

Date: 26/03/2026

Property Type: House

Land Size: 189 sqm approx