

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

38 Waverley Park Drive, Mulgrave Vic 3170

Indicative selling price

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

Range between

\$1,225,000

&

\$1,275,000

Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Mulgrave

Period - From

01/10/2025

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.

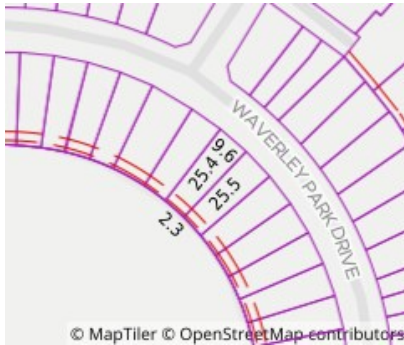
	Address of comparable property	Price	Date of sale
1	2 Phillimore Dr MULGRAVE 3170	\$1,215,000	28/02/2026
2	6 Pavilion PI MULGRAVE 3170	\$1,223,000	07/02/2026
3	13 Exhibition Dr MULGRAVE 3170	\$1,235,000	23/11/2025

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:

30/03/2026 18:15



Property Type: House (Res)

Land Size: 211 sqm approx

Agent Comments

Comparable Properties



2 Phillimore Dr MULGRAVE 3170 (REI)

Agent Comments



Price: \$1,215,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)



6 Pavilion Pl MULGRAVE 3170 (REI)

Agent Comments



Price: \$1,223,000

Method: Auction Sale

Date: 07/02/2026

Property Type: House (Res)

13 Exhibition Dr MULGRAVE 3170 (VG)

Agent Comments



Price: \$1,235,000

Method: Sale

Date: 23/11/2025

Property Type: House (Res)

Land Size: 371 sqm approx