

# 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

39 Mackie Road, 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 \$980,000

&

\$1,050,000

### Median sale price

Median price \$1,170,000

Property Type House

Suburb Mulgrave

Period - From 01/07/2025

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 | 43 Lea Rd MULGRAVE 3170        | \$1,050,000 | 09/05/2026   |
| 2 |                                |             |              |
| 3 |                                |             |              |

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:

11/08/2026 10:06



 4    2    2

**Property Type:** House  
**Land Size:** 643 (approx) sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$980,000 - \$1,050,000  
**Median House Price**  
Year ending June 2026: \$1,170,000

Couldn't find like to like properties for comparable sales.

## Comparable Properties

43 Lea Rd MULGRAVE 3170 (REI)

**Agent Comments**

 4    1    2

**Price:** \$1,050,000  
**Method:** Auction Sale  
**Date:** 09/05/2026  
**Property Type:** House (Res)  
**Land Size:** 657 sqm approx

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.