

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

51 Bertrand Avenue, 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

\$1,176,750

Property Type

House

Suburb

Mulgrave

Period - From

01/01/2026

to

31/03/2026

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	37 Einstein Av MULGRAVE 3170	\$1,010,000	23/05/2026
2	43 Lea Rd MULGRAVE 3170	\$1,050,000	09/05/2026
3	62 Huxley Av MULGRAVE 3170	\$1,150,000	20/03/2026

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:

12/06/2026 18:24



Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
March quarter 2026: \$1,176,750

Comparable Properties



37 Einstein Av MULGRAVE 3170 (REI)

Agent Comments



Price: \$1,010,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 654 sqm approx

43 Lea Rd MULGRAVE 3170 (REI)

Agent Comments



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



62 Huxley Av MULGRAVE 3170 (REI)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 20/03/2026
Property Type: House
Land Size: 654 sqm approx