

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

6 Badger Place, Mulgrave Vic 3170

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

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	8 Lammas Ct MULGRAVE 3170	\$1,251,000	25/07/2026
2	19 Fernbank Cr MULGRAVE 3170	\$1,216,900	23/04/2026
3	4 Mallee Ct MULGRAVE 3170	\$1,150,000	29/03/2026

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:

25/08/2026 15:49

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5 2 3

Property Type: House
Land Size: 941 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending June 2026: \$1,170,000

Comparable Properties

8 Lammas Ct MULGRAVE 3170 (REI)

Agent Comments

4 2 2

Price: \$1,251,000
Method: Auction Sale
Date: 25/07/2026
Property Type: House (Res)
Land Size: 774 sqm approx



19 Fernbank Cr MULGRAVE 3170 (VG)

Agent Comments

4 - -

Price: \$1,216,900
Method: Sale
Date: 23/04/2026
Property Type: House (Res)
Land Size: 663 sqm approx

4 Mallee Ct MULGRAVE 3170 (VG)

Agent Comments

3 - -

Price: \$1,150,000
Method: Sale
Date: 29/03/2026
Property Type: House (Res)
Land Size: 752 sqm approx