

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

34 Woolwich Drive, 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

\$1,190,000

Property Type

House

Suburb

Mulgrave

Period - From

01/07/2025

to

30/09/2025

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	41 Rivett Cr MULGRAVE 3170	\$1,200,000	05/09/2025
2	39 Tiverton Dr MULGRAVE 3170	\$1,206,000	23/08/2025
3	37 Caledonia Cr MULGRAVE 3170	\$1,223,500	29/05/2025

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:

23/11/2025 11:45



 4  2  2

Property Type: House
Land Size: 657 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
September quarter 2025: \$1,190,000

Comparable Properties

41 Rivett Cr MULGRAVE 3170 (VG)

Agent Comments

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Price: \$1,200,000
Method: Sale
Date: 05/09/2025
Property Type: House (Res)
Land Size: 650 sqm approx



39 Tiverton Dr MULGRAVE 3170 (REI)

Agent Comments

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Price: \$1,206,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 651 sqm approx

37 Caledonia Cr MULGRAVE 3170 (VG)

Agent Comments

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Price: \$1,223,500
Method: Sale
Date: 29/05/2025
Property Type: House (Res)
Land Size: 773 sqm approx