

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

4 Rangoon Court, Mulgrave Vic 3170

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

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	24 Lotus Cr MULGRAVE 3170	\$1,025,000	29/11/2025
2	13 Milton Cr MULGRAVE 3170	\$1,031,000	22/11/2025
3	104 Lea Rd MULGRAVE 3170	\$1,000,500	18/10/2025

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:

24/02/2026 16:41



Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
December quarter 2025: \$1,200,000

Comparable Properties



24 Lotus Cr MULGRAVE 3170 (REI)

Agent Comments



Price: \$1,025,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 654 sqm approx



13 Milton Cr MULGRAVE 3170 (REI/VG)

Agent Comments



Price: \$1,031,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 679 sqm approx

104 Lea Rd MULGRAVE 3170 (VG)

Agent Comments



Price: \$1,000,500
Method: Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 135 sqm approx