

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$930,000 & \$970,000

### 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	25 Glengariff Dr MULGRAVE 3170	\$951,000	21/03/2026
2	11 Stratford Ct MULGRAVE 3170	\$966,500	21/03/2026
3	87 Police Rd MULGRAVE 3170	\$980,000	21/12/2025

**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:

27/04/2026 10:31



 3    1    2

**Property Type:** House (Res)

**Land Size:** 769 sqm approx

Agent Comments

**Indicative Selling Price**

\$930,000 - \$970,000

**Median House Price**

March quarter 2026: \$1,176,750

## Comparable Properties



**25 Glengariff Dr MULGRAVE 3170 (REI)**

Agent Comments

 3    1    2

**Price:** \$951,000

**Method:** Auction Sale

**Date:** 21/03/2026

**Property Type:** House (Res)

**Land Size:** 642 sqm approx



**11 Stratford Ct MULGRAVE 3170 (REI)**

Agent Comments

 3    1    1

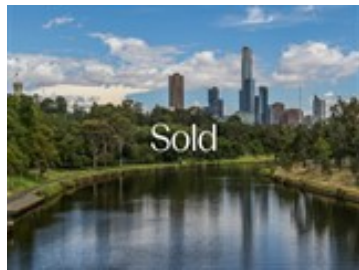
**Price:** \$966,500

**Method:** Auction Sale

**Date:** 21/03/2026

**Property Type:** House (Res)

**Land Size:** 658 sqm approx



**87 Police Rd MULGRAVE 3170 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$980,000

**Method:** Private Sale

**Date:** 21/12/2025

**Property Type:** House

**Land Size:** 634 sqm approx

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