## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	2229 Dandenong Road, Mulgrave Vic 3170
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$940,000 & \$990,000	Range between	\$940,000	&	\$990,000
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### Median sale price

Median price \$1,190,000	Property Type H	ouse	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	3 Lenore St SPRINGVALE 3171	\$960,000	15/11/2025
2	53 Police Rd MULGRAVE 3170	\$1,000,000	11/10/2025
3	32 Kemp St SPRINGVALE 3171	\$860,000	01/09/2025

#### 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:	25/11/2025 12:49













Property Type: House (Res) Land Size: 707 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$940,000 - \$990,000 **Median House Price** September quarter 2025: \$1,190,000

# Comparable Properties



3 Lenore St SPRINGVALE 3171 (REI)



Price: \$960,000 Method: Auction Sale Date: 15/11/2025

Property Type: House (Res) Land Size: 711 sqm approx

**Agent Comments** 

53 Police Rd MULGRAVE 3170 (REI)

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Agent Comments

Price: \$1,000,000 Method: Auction Sale Date: 11/10/2025

Property Type: House (Res) Land Size: 723 sqm approx



32 Kemp St SPRINGVALE 3171 (VG)



Price: \$860,000 Method: Sale Date: 01/09/2025

Property Type: House (Res) Land Size: 696 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9874 3355





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