

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

2229 Dandenong Road, Mulgrave Vic 3170

Indicative selling price

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

Range between \$940,000 & \$990,000

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	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



 3  2  1

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)

Agent Comments

 3  2  3

Price: \$960,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 711 sqm approx

53 Police Rd MULGRAVE 3170 (REI)

Agent Comments

 3  2  2

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)

Agent Comments

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Price: \$860,000
Method: Sale
Date: 01/09/2025
Property Type: House (Res)
Land Size: 696 sqm approx

Account - Barry Plant | P: 03 9874 3355