

# 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

413 Police Road, 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 \$800,000 & \$880,000

### Median sale price

Median price \$1,145,000 Property Type House Suburb Mulgrave

Period - From 22/05/2025 to 21/05/2026 Source Property Data

### 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	72 Blaxland Dr DANDENONG NORTH 3175	\$719,000	12/03/2026
2	104 Seebeck Rd ROWVILLE 3178	\$831,000	09/04/2026
3	406 Police Rd DANDENONG NORTH 3175	\$835,000	01/02/2026

**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:

22/05/2026 11:57



 3  
  1  
  2

**Property Type:** House  
**Land Size:** 791 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$800,000 - \$880,000  
**Median House Price**  
 22/05/2025 - 21/05/2026: \$1,145,000

## Comparable Properties

72 Blaxland Dr DANDENONG NORTH 3175 (REI)

Agent Comments

 3  
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**Price:** \$719,000  
**Method:**  
**Date:** 12/03/2026  
**Property Type:** House



104 Seebeck Rd ROWVILLE 3178 (REI/VG)

Agent Comments

 3  
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  2

**Price:** \$831,000  
**Method:** Private Sale  
**Date:** 09/04/2026  
**Property Type:** House  
**Land Size:** 903 sqm approx



406 Police Rd DANDENONG NORTH 3175 (REI/VG)

Agent Comments

 3  
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  2

**Price:** \$835,000  
**Method:** Auction Sale  
**Date:** 01/02/2026  
**Property Type:** House (Res)  
**Land Size:** 654 sqm approx

Account - Barry Plant | P: 03 9874 3355



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