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	3 Allen Court, Mulgrave Vic 3170

Indicative selling price

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

Range between $1,100,000 & $1,210,000

Median sale price

Median price $1,103,500 Property Type House Suburb Mulgrave

Period - From 08/09/2024 to 07/09/2025 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	17 Hoddle St MULGRAVE 3170	$1,181,000	06/09/2025
2	3 Liverpool St MULGRAVE 3170	$1,240,000	09/08/2025
3	129 Stadium Cirt MULGRAVE 3170	$1,135,000	12/06/2025

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: 08/09/2025 14:18

3 Allen Court, Mulgrave Vic 3170

Peter Liu
0451367278
peter.liu@raywhite.com

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Property Type: House (New - Detached)
Land Size: 502 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,210,000
Median House Price
08/09/2024 - 07/09/2025: $1,103,500

Comparable Properties

17 Hoddle St MULGRAVE 3170 (REI)

3 2 1

Price: $1,181,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)

Agent Comments

3 Liverpool St MULGRAVE 3170 (REI)

3 2 2

Price: $1,240,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 343 sqm approx

Agent Comments

129 Stadium Cirt MULGRAVE 3170 (REI/VG)

3 2 2

Price: $1,135,000
Method: Sold Before Auction
Date: 12/06/2025
Property Type: House (Res)
Land Size: 350 sqm approx

Agent Comments

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222

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