

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

7 RANGOON COURT MULGRAVE VIC 3170

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mulgrave

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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 6 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

5 HANS COURT MULGRAVE VIC 3170	\$900,000	28-Jun-25
82 TIVERTON DRIVE MULGRAVE VIC 3170	\$875,000	13-Sep-25
43 MEDORO GROVE MULGRAVE VIC 3170	\$935,000	18-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 09 December 2025



5 HANS COURT MULGRAVE VIC 3170

 3
  1
  2

Sold Price

\$900,000

Sold Date

28-Jun-25

Distance

0.33km


82 TIVERTON DRIVE MULGRAVE VIC 3170

 3
  1
  2

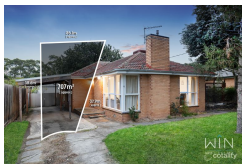
Sold Price

^{RS} **\$875,000**

Sold Date

13-Sep-25

Distance

1.99km


43 MEDORO GROVE MULGRAVE VIC 3170

 3
  1
  2

Sold Price

\$935,000

Sold Date

18-Jul-25

Distance

0.3km
RS = Recent sale

UN = Undisclosed Sale

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