

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

17 EXCELSIOR CIRCUIT 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$846,000

Property type

Unit

Suburb

Mulgrave

Period-from

01 Feb 2025

to

31 Jan 2026

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

17 WINDY HILL DRIVE MULGRAVE VIC 3170	847000	14-Feb-26
10B KALIMNA AVENUE MULGRAVE VIC 3170	761000	18-Oct-25
10 RICHMOND CIRCUIT MULGRAVE VIC 3170	820000	20-Sep-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: 18 February 2026



**17 WINDY HILL DRIVE MULGRAVE
VIC 3170**

3 2 1

Sold Price

RS **847000** Sold Date **14-Feb-26**

Distance **0.29km**



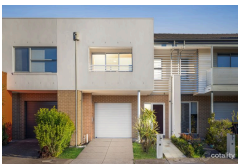
**10B KALIMNA AVENUE MULGRAVE
VIC 3170**

3 1 2

Sold Price

761000 Sold Date **18-Oct-25**

Distance -



**10 RICHMOND CIRCUIT MULGRAVE
VIC 3170**

3 2 1

Sold Price

820000 Sold Date **20-Sep-25**

Distance -

RS = Recent sale UN = Undisclosed Sale

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