

## 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

241 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,111,000

Property type

House

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

|                                             |        |           |
|---------------------------------------------|--------|-----------|
| 160 JACKSONS ROAD NOBLE PARK NORTH VIC 3174 | 881000 | 22-Nov-25 |
| 2 GLADESWOOD DRIVE MULGRAVE VIC 3170        | 855000 | 08-Nov-25 |
| 82 TIVERTON DRIVE MULGRAVE VIC 3170         | 875000 | 15-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: 25 February 2026


**160 JACKSONS ROAD NOBLE  
PARK NORTH VIC 3174**

 3
  2
  2

Sold Price

<sup>RS</sup> **881000**

Sold Date **22-Nov-25**

Distance **0.95km**

**2 GLADESWOOD DRIVE  
MULGRAVE VIC 3170**

 3
  1
  2

Sold Price

**855000**

Sold Date **08-Nov-25**

Distance **0.93km**

**82 TIVERTON DRIVE MULGRAVE  
VIC 3170**

 3
  1
  2

Sold Price

**875000**

Sold Date **15-Sep-25**

Distance **0.79km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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