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 (*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	$1,125,444	Property type	House	Suburb	Mulgrave
Period-from	01 Mar 2025	to	28 Feb 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
1 CHARLES AVENUE SPRINGVALE VIC 3171	905000	10-Dec-25
160 JACKSONS ROAD NOBLE PARK NORTH VIC 3174	881000	22-Nov-25
2 GLADESWOOD DRIVE MULGRAVE VIC 3170	855000	08-Nov-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.~~

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1 CHARLES AVENUE SPRINGVALE VIC 3171

4 1 2

Sold Price **905000** Sold Date **10-Dec-25**

Distance **1.32km**



160 JACKSONS ROAD NOBLE PARK NORTH VIC 3174

3 2 2

Sold Price RS **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**

RS = Recent sale **UN** = Undisclosed Sale

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