

## 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

75 GLADESWOOD DRIVE 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

\$1,120,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,135,000

Property type

House

Suburb

Mulgrave

Period-from

01 May 2025

to

30 Apr 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

4 MALLEE COURT MULGRAVE VIC 3170	\$1,150,000	30-Mar-26
7 CARBONI COURT MULGRAVE VIC 3170	\$1,055,000	21-Feb-26
132 HAVERBRACK DRIVE MULGRAVE VIC 3170	\$1,190,000	09-Jan-26

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 May 2026



**4 MALLEE COURT MULGRAVE VIC 3170**

Sold Price

<sup>RS</sup> **\$1,150,000**

Sold Date

**30-Mar-26**

 3  2  2

Distance

**1.03km**



**7 CARBONI COURT MULGRAVE VIC 3170**

Sold Price

<sup>RS</sup> **\$1,055,000**

Sold Date

**21-Feb-26**

 3  2  2

Distance

**0.53km**



**132 HAVERBRACK DRIVE  
MULGRAVE VIC 3170**

Sold Price

**\$1,190,000**

Sold Date

**09-Jan-26**

 3  2  1

Distance

**0.42km**

RS = Recent sale

UN = Undisclosed Sale

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