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	1/2 WHITEHAVEN CRESCENT 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	$880,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	Unit	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
2/60 LEA ROAD MULGRAVE VIC 3170	$965,000	10-Feb-26
1/36 MERRILL STREET MULGRAVE VIC 3170	$895,000	19-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.

This Statement of Information was prepared on: 18 May 2026

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2/60 LEA ROAD MULGRAVE VIC 3170

4 2 2

Sold Price **$965,000** Sold Date **10-Feb-26**

Distance **0.55km**



1/36 MERRILL STREET MULGRAVE VIC 3170

3 2 1

Sold Price **$895,000** Sold Date **19-Nov-25**

Distance **0.49km**

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

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