

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

7/7 GREEN AVENUE 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Mulgrave

Period-from

01 Aug 2025

to

31 Jul 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

1/7-9 ROBERTS AVENUE MULGRAVE VIC 3170	\$603,000	17-Mar-26
2/85 MACKIE ROAD MULGRAVE VIC 3170	\$656,000	06-Jun-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: 10 August 2026



**1/7-9 ROBERTS AVENUE
MULGRAVE VIC 3170**

 2
  1
  1

Sold Price **\$603,000** Sold Date **17-Mar-26**

Distance **0.57km**



**2/85 MACKIE ROAD MULGRAVE
VIC 3170**

 2
  1
  1

Sold Price ^{RS} **\$656,000** Sold Date **06-Jun-26**

Distance **0.76km**

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

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