

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

2 Selhurst Park Road, Mulgrave Vic 3170

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,072,500 Property Type House Suburb Mulgrave

Period - From 01/04/2026 to 30/06/2026 Source REIV

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 six 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	20 Windy Hill Dr MULGRAVE 3170	\$912,000	20/06/2026
2	1 Wembley Ct MULGRAVE 3170	\$897,000	30/05/2026
3	83 Waverley Park Dr MULGRAVE 3170	\$1,115,000	21/03/2026

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 six months.~~

This Statement of Information was prepared on:

28/08/2026 14:35



Property Type: House (New - Detached)

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

June quarter 2026: \$1,072,500

Comparable Properties



20 Windy Hill Dr MULGRAVE 3170 (REI/VG)

Agent Comments



Price: \$912,000

Method: Auction Sale

Date: 20/06/2026

Property Type: House (Res)

Land Size: 228 sqm approx

1 Wembley Ct MULGRAVE 3170 (REI/VG)

Agent Comments



Price: \$897,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 247 sqm approx



83 Waverley Park Dr MULGRAVE 3170 (REI/VG)

Agent Comments



Price: \$1,115,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 255 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222