

## 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

4 MORAWA DRIVE MULGRAVE VIC 3170

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,057,000

Property type

House

Suburb

Mulgrave

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

6 COOLEY LANE MULGRAVE VIC 3170	\$930,000	15-May-25
69 WAVERLEY PARK DRIVE MULGRAVE VIC 3170	\$960,000	12-Apr-25
14 BRUNTON CRESCENT MULGRAVE VIC 3170	\$905,000	10-Mar-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: 01 July 2025



## 6 COOLEY LANE MULGRAVE VIC 3170

3 2 2

Sold Price

**\$930,000**

Sold Date

**15-May-25**

Distance

**0.93km**



## 69 WAVERLEY PARK DRIVE MULGRAVE VIC 3170

3 2 1

Sold Price

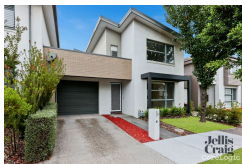
**\$960,000**

Sold Date

**12-Apr-25**

Distance

**0.57km**



## 14 BRUNTON CRESCENT MULGRAVE VIC 3170

3 3 1

Sold Price

**\$905,000**

Sold Date

**10-Mar-25**

Distance

**0.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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