

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 Stratford Court, Mulgrave Vic 3170

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,090,000

Property Type House

Suburb Mulgrave

Period - From 01/04/2024

to 31/03/2025

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	53 Albany Dr MULGRAVE 3170	\$1,025,000	10/05/2025
2	5 Sunrise Dr MULGRAVE 3170	\$925,000	30/03/2025
3	29 Anora Cr MULGRAVE 3170	\$950,000	29/03/2025

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:

05/06/2025 14:10

7 Stratford Court, Mulgrave Vic 3170

**Jellis
Craig**

Elvis Huynh

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Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

Year ending March 2025: \$1,090,000



3 1 3

Property Type: House (Res)

Land Size: 667 sqm approx

Agent Comments

Comparable Properties



53 Albany Dr MULGRAVE 3170 (REI)

Agent Comments

3 2 2

Price: \$1,025,000

Method: Auction Sale

Date: 10/05/2025

Property Type: House (Res)

Land Size: 679 sqm approx



5 Sunrise Dr MULGRAVE 3170 (REI)

Agent Comments

3 1 2

Price: \$925,000

Method: Auction Sale

Date: 30/03/2025

Property Type: House (Res)

Land Size: 700 sqm approx



29 Anora Cr MULGRAVE 3170 (REI)

Agent Comments

3 1 2

Price: \$950,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 670 sqm approx

Account - Jellis Craig | P: 03 88498088



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