

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

2/45 WILMA 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

\$1,040,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$849,500

Property type

Unit

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

2/23 ROBERTS AVENUE MULGRAVE VIC 3170

\$1,022,000

12-Jun-25

129 STADIUM CIRCUIT MULGRAVE VIC 3170

\$1,135,000

12-Jun-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: 08 July 2025

**2/23 ROBERTS AVENUE
MULGRAVE VIC 3170** 4  2  2Sold Price ^{RS} **\$1,022,000** Sold Date **12-Jun-25**Distance **0.26km****129 STADIUM CIRCUIT MULGRAVE
VIC 3170** 3  2  2Sold Price ^{RS} **\$1,135,000** Sold Date **12-Jun-25**Distance **2.91km****RS** = Recent sale**UN** = Undisclosed Sale

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