## 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	80 Stadium Circuit, Mulgrave Vic 3170
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,200,000	&	\$1,300,000

### Median sale price

Median price	\$1,090,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	6 Oshannasy St MULGRAVE 3170	\$1,290,100	02/04/2025
2	41 Cavenagh Blvd MULGRAVE 3170	\$1,280,000	18/02/2025
3	10 Sir Kenneth Luke Blvd MULGRAVE 3170	\$1,180,000	14/02/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

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Elvis Huvnh 9574 9555 0481 340 402 elvishuynh@jelliscraig.com.au

**Indicative Selling Price** \$1,200,000 - \$1,300,000 **Median House Price** Year ending March 2025: \$1,090,000





Property Type: House Land Size: 385 sqm approx

**Agent Comments** 

# Comparable Properties



6 Oshannasy St MULGRAVE 3170 (REI)

Price: \$1,290,100

**Agent Comments** 

Method: Private Sale Date: 02/04/2025 Property Type: House

Land Size: 335 sqm approx

41 Cavenagh Blvd MULGRAVE 3170 (VG)





Agent Comments

**Agent Comments** 

Price: \$1,280,000 Method: Sale Date: 18/02/2025

Property Type: House (Res) Land Size: 397 sqm approx

10 Sir Kenneth Luke Blvd MULGRAVE 3170 (REI/VG)





Price: \$1,180,000

Method: Sold Before Auction

Date: 14/02/2025

Property Type: House (Res) Land Size: 326 sqm approx

Account - Jellis Craig | P: 03 88498088





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