

# 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

2/21 Roberts Avenue, Mulgrave Vic 3170

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$850,000

### Median sale price

Median price \$890,000 Property Type Unit Suburb Mulgrave

Period - From 25/05/2025 to 24/05/2026 Source Property Data

### 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	1/17 Wilma Av MULGRAVE 3170	\$788,800	23/04/2026
2	2/5 Mountain Cr MULGRAVE 3170	\$904,500	28/02/2026
3			

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: 25/05/2026 13:44

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 3    2    2

**Property Type:** Townhouse (Res)

**Land Size:** 282 sqm approx

Agent Comments

**Indicative Selling Price**  
\$800,000 - \$850,000  
**Median Unit Price**  
25/05/2025 - 24/05/2026: \$890,000

## Comparable Properties

1/17 Wilma Av MULGRAVE 3170 (REI)

Agent Comments

 3    2    1

**Price:** \$788,800

**Method:**

**Date:** 23/04/2026

**Property Type:** House

2/5 Mountain Cr MULGRAVE 3170 (REI)

Agent Comments

 3    2    2

**Price:** \$904,500

**Method:**

**Date:** 28/02/2026

**Property Type:** House

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.

Account - Jellis Craig | P: 03 88498088