

# 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

14 Mardene Court, 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 \$930,000 & \$1,023,000

### Median sale price

Median price \$1,097,500 Property Type House Suburb Mulgrave

Period - From 01/07/2024 to 30/06/2025 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	5 Topaz Ct MULGRAVE 3170	\$1,020,000	14/06/2025
2			
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.~~

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Elvis Huynh  
9574 9555  
0481 340 402  
elvishuynh@jellisrcraig.com.au



4   2   2

**Property Type:** House  
**Land Size:** 651 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$930,000 - \$1,023,000  
**Median House Price**  
Year ending June 2025: \$1,097,500

## Comparable Properties

5 Topaz Ct MULGRAVE 3170 (REI)

Agent Comments

4   2   2

**Price:** \$1,020,000  
**Method:** Auction Sale  
**Date:** 14/06/2025  
**Property Type:** House (Res)  
**Land Size:** 732 sqm approx

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.