

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

8 MORAWA DRIVE 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

\$950,000

&

\$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Mulgrave

Period-from

14 Nov 2025

to

14 May 2026

Source

Cotality

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

2/60 LEA ROAD MULGRAVE VIC 3170	\$965,000	10-Feb-26
18 MOLESWORTH DRIVE MULGRAVE VIC 3170	\$948,000	14-Mar-26
3 MORAWA DRIVE MULGRAVE VIC 3170	\$1,140,000	03-Dec-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: 14 May 2026



2/60 LEA ROAD MULGRAVE VIC 3170

 4  2  2

Sold Price

\$965,000

Sold Date **10-Feb-26**

Distance **2.42km**



18 MOLESWORTH DRIVE MULGRAVE VIC 3170

 3  2  2

Sold Price

\$948,000

Sold Date **14-Mar-26**

Distance **0.92km**



3 MORAWA DRIVE MULGRAVE VIC 3170

 4  2  2

Sold Price

\$1,140,000

Sold Date **03-Dec-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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