

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

5 Oshannasy Street, Mulgrave Vic 3170

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

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	4 Windermere Cr MULGRAVE 3170	\$1,382,000	14/06/2025
2	20 Miners Ct MULGRAVE 3170	\$1,350,000	31/05/2025
3	17 Alderbrook Av MULGRAVE 3170	\$1,450,000	10/04/2025

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:

25/07/2025 12:45

5 Oshannasy Street, Mulgrave Vic 3170

JellisCraig

Costa Calaitzis

8849 8088

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costacalaitzis@jelliscraig.com.au

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending June 2025: \$1,097,500



5 3 2

Property Type: House

Agent Comments

Comparable Properties



4 Windermere Cr MULGRAVE 3170 (REI)

Agent Comments

5 2 2

Price: \$1,382,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)

Land Size: 651 sqm approx



20 Miners Ct MULGRAVE 3170 (REI)

Agent Comments

4 3 2

Price: \$1,350,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Land Size: 678 sqm approx



17 Alderbrook Av MULGRAVE 3170 (REI/VG)

Agent Comments

5 3 2

Price: \$1,450,000

Method: Sold Before Auction

Date: 10/04/2025

Property Type: House (Res)

Land Size: 677 sqm approx

Account - Jellis Craig | P: 03 88498088



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