

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

1/17 Wilma Avenue, 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

\$ 750,000

\$ 820,000

Median sale price

Median price

\$ 828,000

Property type

Unit

Suburb

Mulgrave

Period - From

MAR 25

to

FEB 26

Source

Realestate.com.au

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. 193 Police Road, Mulgrave VIC 3170	\$ 790,500	13 SEP 2025
2. 1/39 Wattle Grove, Mulgrave VIC 3170	\$ 812,000	22 NOV 2025
3. 10B Kalimna Avenue, Mulgrave VIC 3170	\$ 761,000	18 OCT 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:

10:00AM, 04 MAR 2026

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