

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

10 OSHANNASY STREET 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

\$860,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$846,000

Property type

Unit

Suburb

Mulgrave

Period-from

01 Feb 2025

to

31 Jan 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

23 BEACONSFIELD ROAD MULGRAVE VIC 3170	\$987,000	14-Feb-26
21 EDGBASTON WAY MULGRAVE VIC 3170	\$938,000	30-Aug-25
5 TIVOLI ROAD MULGRAVE VIC 3170	\$901,500	02-Aug-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.~~

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**23 BEACONSFIELD ROAD
 MULGRAVE VIC 3170**

 3  2  1

Sold Price

^{RS} **\$987,000**

Sold Date **14-Feb-26**

Distance **0.25km**



**21 EDGBASTON WAY MULGRAVE
 VIC 3170**

 3  2  1

Sold Price

\$938,000

Sold Date **30-Aug-25**

Distance **0.29km**



**5 TIVOLI ROAD MULGRAVE VIC
 3170**

 3  2  1

Sold Price

\$901,500

Sold Date **02-Aug-25**

Distance **0.28km**

RS = Recent sale **UN** = Undisclosed Sale

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