

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

11 Stratford Court, Mulgrave Vic 3170

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,180,000 Property Type House Suburb Mulgrave

Period - From 01/01/2025 to 31/12/2025 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	7 Rangoon Ct MULGRAVE 3170	\$910,000	28/01/2026
2	15 Grovelands Dr MULGRAVE 3170	\$987,000	27/11/2025
3	38 Anora Cr MULGRAVE 3170	\$900,000	16/10/2025

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:

25/02/2026 09:48

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3 1 1

Property Type: House (Res)

Land Size: 658 sqm approx

Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
Year ending December 2025: \$1,180,000

Comparable Properties



7 Rangoon Ct MULGRAVE 3170 (REI)

Agent Comments

3 1 2

Price: \$910,000

Method: Auction Sale

Date: 28/01/2026

Property Type: House (Res)

Land Size: 784 sqm approx

15 Grovelands Dr MULGRAVE 3170 (VG)

Agent Comments

3 - -

Price: \$987,000

Method: Sale

Date: 27/11/2025

Property Type: House (Res)

Land Size: 501 sqm approx

38 Anora Cr MULGRAVE 3170 (VG)

Agent Comments

3 - -

Price: \$900,000

Method: Sale

Date: 16/10/2025

Property Type: House (Res)

Land Size: 654 sqm approx

Account - Jellis Craig | P: 03 88498088



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