

## 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

62 HUXLEY AVENUE MULGRAVE VIC 3170

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,111,000

Property type

House

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

78 HUXLEY AVENUE MULGRAVE VIC 3170	\$1,402,500	30-Aug-25
9 HAINTHORPE GROVE MULGRAVE VIC 3170	\$1,455,000	06-Dec-25
69 KAMBARA DRIVE MULGRAVE VIC 3170	\$1,165,000	31-Jan-26

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: 11 February 2026


**78 HUXLEY AVENUE MULGRAVE  
VIC 3170**
 4  2  -

Sold Price

**\$1,402,500**

 Sold Date **30-Aug-25**

 Distance **0.19km**

**9 HAINTHORPE GROVE  
MULGRAVE VIC 3170**
 4  2  2

Sold Price

<sup>RS</sup> **\$1,455,000**

 Sold Date **06-Dec-25**

 Distance **0.42km**

**69 KAMBARA DRIVE MULGRAVE  
VIC 3170**
 4  2  2

Sold Price

<sup>RS</sup> **\$1,165,000**

 Sold Date **31-Jan-26**

 Distance **0.49km**

**49 HANSWORTH STREET  
MULGRAVE VIC 3170**
 3  2  2

Sold Price

<sup>RS</sup> **\$1,132,000**

 Sold Date **31-Jan-26**

 Distance **0.54km**

**95 ALBANY DRIVE MULGRAVE VIC  
3170**
 3  2  2

Sold Price

**\$1,205,000**

 Sold Date **10-Oct-25**

 Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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