

# 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

3 Sneddon Court, Mulgrave Vic 3170

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,200,000 Property Type House Suburb Mulgrave

Period - From 01/10/2025 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	32 Gladeswood Dr MULGRAVE 3170	\$1,250,000	31/01/2026
2	32 Erskine Cr WHEELERS HILL 3150	\$1,330,000	18/12/2025
3	29 Amblecote Cr MULGRAVE 3170	\$1,340,000	22/11/2025

**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:

13/02/2026 15:55

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**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

December quarter 2025: \$1,200,000

## Comparable Properties



**32 Gladeswood Dr MULGRAVE 3170 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$1,250,000

**Method:** Auction Sale

**Date:** 31/01/2026

**Property Type:** House (Res)

**Land Size:** 647 sqm approx



**32 Erskine Cr WHEELERS HILL 3150 (REI)**

**Agent Comments**

 5    3    2

**Price:** \$1,330,000

**Method:** Private Sale

**Date:** 18/12/2025

**Property Type:** House



**29 Amblecote Cr MULGRAVE 3170 (REI/VG)**

**Agent Comments**

 4    2    4

**Price:** \$1,340,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** House (Res)

**Land Size:** 678 sqm approx

**Account - Jellis Craig | P: 03 88498088**