

# 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 6 Old Trafford Way, 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 \$1,100,000 & \$1,200,000

### 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	13 Exhibition Dr MULGRAVE 3170	\$1,235,000	23/11/2025
2	4 Livingstone Cirt MULGRAVE 3170	\$1,085,000	15/11/2025
3	3 Allen Ct MULGRAVE 3170	\$1,080,000	14/10/2025

**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: 11/03/2026 11:52

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3   2   2

**Property Type:** House

Agent Comments

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
Year ending December 2025: \$1,180,000

## Comparable Properties

13 Exhibition Dr MULGRAVE 3170 (VG)

Agent Comments

3   -   -

**Price:** \$1,235,000

**Method:** Sale

**Date:** 23/11/2025

**Property Type:** House (Res)

**Land Size:** 371 sqm approx

4 Livingstone Cirt MULGRAVE 3170 (REI/VG)

Agent Comments

3   2   1

**Price:** \$1,085,000

**Method:** Auction Sale

**Date:** 15/11/2025

**Property Type:** House (Res)

**Land Size:** 228 sqm approx



3 Allen Ct MULGRAVE 3170 (REI/VG)

Agent Comments

3   2   2

**Price:** \$1,080,000

**Method:** Private Sale

**Date:** 14/10/2025

**Property Type:** House

**Land Size:** 502 sqm approx

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