

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

41 Police Road, Mulgrave Vic 3170

Indicative selling price

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

Range between \$710,000 & \$780,000

Median sale price

Median price \$884,000 Property Type Unit Suburb Mulgrave

Period - From 21/04/2025 to 20/04/2026 Source Property Data

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	2/7 Glencairn St MULGRAVE 3170	\$700,000	10/03/2026
2	11 Harcourt Av MULGRAVE 3170	\$720,000	11/12/2025
3	86 Springvale Rd SPRINGVALE 3171	\$698,500	04/12/2025

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:

21/04/2026 09:33

Rebecca Ma
8849 8088
0416396888

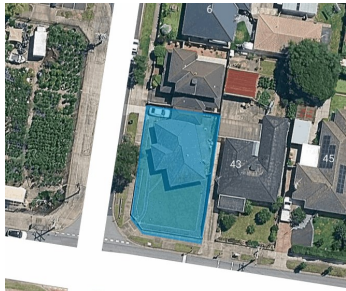
RebeccaMa@jellisrcraig.com.au

Indicative Selling Price

\$710,000 - \$780,000

Median Unit Price

21/04/2025 - 20/04/2026: \$884,000



3 2 1

Property Type: House

Land Size: 474 sqm approx

Agent Comments

Comparable Properties



2/7 Glencairn St MULGRAVE 3170 (REI)

Agent Comments

2 1 1

Price: \$700,000

Method: Private Sale

Date: 10/03/2026

Property Type: Unit

Land Size: 325 sqm approx



11 Harcourt Av MULGRAVE 3170 (REI/VG)

Agent Comments

3 1 1

Price: \$720,000

Method: Sold Before Auction

Date: 11/12/2025

Property Type: House (Res)

Land Size: 271 sqm approx



86 Springvale Rd SPRINGVALE 3171 (VG)

Agent Comments

3 - -

Price: \$698,500

Method: Sale

Date: 04/12/2025

Property Type: House (Res)

Land Size: 512 sqm approx

Account - Jellis Craig | P: 03 88498088



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