

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 Stadium Circuit, Mulgrave Vic 3170

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

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	21 Waterside Cr MULGRAVE 3170	\$1,600,000	27/11/2025
2	3 Exhibition Dr MULGRAVE 3170	\$1,605,000	25/10/2025
3	19 Queensberry Cirt MULGRAVE 3170	\$1,675,000	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:

08/04/2026 10:20

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 5  2  2

Property Type: House (Res)

Land Size: 417 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

December quarter 2025: \$1,200,000

Comparable Properties



21 Waterside Cr MULGRAVE 3170 (REI/VG)

Agent Comments

 5  4  2

Price: \$1,600,000

Method: Private Sale

Date: 27/11/2025

Property Type: House

Land Size: 355 sqm approx



3 Exhibition Dr MULGRAVE 3170 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,605,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 496 sqm approx



19 Queensberry Cirt MULGRAVE 3170 (VG)

Agent Comments

 4  -  -

Price: \$1,675,000

Method: Sale

Date: 16/10/2025

Property Type: House (Res)

Land Size: 538 sqm approx

Account - Jellis Craig | P: 03 88498088



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