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	17 Hoddle Street, Mulgrave Vic 3170

Indicative selling price

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

Single price $999,900

Median sale price

Median price $905,000 Property Type Townhouse Suburb Mulgrave

Period - From 31/08/2024 to 30/08/2025 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	21 Liverpool St MULGRAVE 3170	$945,500	30/08/2025
2	5 Tivoli Rd MULGRAVE 3170	$901,500	02/08/2025
3	63 Lords Av MULGRAVE 3170	$1,050,000	13/06/2025

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: 31/08/2025 11:50

17 Hoddle Street, Mulgrave Vic 3170

JellisCraig

Andrew Shen
9908 5700
0410 108 000
andrewshen@jelliscraig.com.au



3 3 1

Property Type: House

Agent Comments

Indicative Selling Price
$999,900
Median Townhouse Price
31/08/2024 - 30/08/2025: $905,000

Comparable Properties



21 Liverpool St MULGRAVE 3170 (REI)

3 2 2

Price: $945,500
Method: Auction Sale
Date: 30/08/2025
Property Type: Townhouse (Res)

Agent Comments



5 Tivoli Rd MULGRAVE 3170 (REI)

3 2 1

Price: $901,500
Method: Auction Sale
Date: 02/08/2025
Property Type: Townhouse (Res)

Agent Comments



63 Lords Av MULGRAVE 3170 (REI/VG)

3 2 1

Price: $1,050,000
Method: Sold Before Auction
Date: 13/06/2025
Property Type: House (Res)
Land Size: 225 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

REIV THE DIFFERENCE

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