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	5/776-780 SPRINGVALE ROAD MULGRAVE VIC 3170

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$600,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$846,000	Property type	Unit	Suburb	Mulgrave
Period-from	01 Feb 2025	to	31 Jan 2026	Source	Cotality

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 6 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
4/168 CORRIGAN ROAD NOBLE PARK VIC 3174	$641,000	22-Jan-26
3/8 LARBERT ROAD NOBLE PARK VIC 3174	$635,000	27-Jan-26
3/42-46 PORTLAND STREET MULGRAVE VIC 3170	$630,000	27-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 10 February 2026

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4/168 CORRIGAN ROAD NOBLE PARK VIC 3174

2 1 1

Sold Price RS **$641,000** Sold Date **22-Jan-26**

Distance **4.94km**



3/8 LARBERT ROAD NOBLE PARK VIC 3174

2 1 1

Sold Price RS **$635,000** Sold Date **27-Jan-26**

Distance **4.03km**



3/42-46 PORTLAND STREET MULGRAVE VIC 3170

2 1 1

Sold Price **$630,000** Sold Date **27-Nov-25**

Distance **4.31km**

RS = Recent sale **UN** = Undisclosed Sale

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