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	26 MANNA COURT 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	$1,480,000	&	$1,580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,135,000	Property type	House	Suburb	Mulgrave
Period-from	01 Apr 2025	to	31 Mar 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
9 BEGA COURT MULGRAVE VIC 3170	$1,521,000	07-Mar-26
11 ANGLESEY COURT MULGRAVE VIC 3170	$1,585,000	14-Nov-25
3 EXHIBITION DRIVE MULGRAVE VIC 3170	$1,605,000	25-Oct-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: 07 April 2026

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9 BEGA COURT MULGRAVE VIC 3170

4 2 5

Sold Price RS $1,521,000 Sold Date 07-Mar-26

Distance 2km



11 ANGLESEY COURT MULGRAVE VIC 3170

4 2 2

Sold Price $1,585,000 Sold Date 14-Nov-25

Distance 1.11km



3 EXHIBITION DRIVE MULGRAVE VIC 3170

5 3 2

Sold Price $1,605,000 Sold Date 25-Oct-25

Distance 0.66km

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

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