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	10 Montana Avenue, Mulgrave Vic 3170

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,101,000 Property Type House Suburb Mulgrave

Period - From 01/07/2024 to 30/09/2024 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	32 Wanda St MULGRAVE 3170	$955,000	06/09/2024
2	33 Wattle Gr MULGRAVE 3170	$915,000	30/08/2024
3	45 Wattle Gr MULGRAVE 3170	$925,000	10/08/2024

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: 16/10/2024 10:37

10 Montana Avenue, Mulgrave Vic 3170

Tori Liu
8849 8088
0430 479 889
toriliu@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 703 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
September quarter 2024: $1,101,000

Comparable Properties

32 Wanda St MULGRAVE 3170 (REI)

3 1 1

Price: $955,000
Method: Sold Before Auction
Date: 06/09/2024
Property Type: House (Res)

Agent Comments

33 Wattle Gr MULGRAVE 3170 (REI/VG)

3 1 1

Price: $915,000
Method: Sold Before Auction
Date: 30/08/2024
Property Type: House (Res)
Land Size: 730 sqm approx

Agent Comments



45 Wattle Gr MULGRAVE 3170 (REI/VG)

3 1 2

Price: $925,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 791 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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