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	23 Haverbrack Drive, Mulgrave Vic 3170

Indicative selling price

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

Single price $880,000

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	31 Tiverton Dr MULGRAVE 3170	$925,000	19/11/2024
2	11 Caesar St MULGRAVE 3170	$863,000	11/10/2024
3	23 Withers Av MULGRAVE 3170	$912,000	17/08/2024

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: 13/12/2024 09:24

23 Haverbrack Drive, Mulgrave Vic 3170

Stan Song
8849 8088
0452 180 920
stansong@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 655 sqm approx

Agent Comments

Indicative Selling Price
$880,000
Median House Price
September quarter 2024: $1,101,000

Comparable Properties



31 Tiverton Dr MULGRAVE 3170 (REI)

3 1 2

Price: $925,000
Method: Private Sale
Date: 19/11/2024
Property Type: House
Land Size: 671 sqm approx

Agent Comments



11 Caesar St MULGRAVE 3170 (REI)

- - -

Price: $863,000
Method: Sold Before Auction
Date: 11/10/2024
Property Type: Land (Res)
Land Size: 646 sqm approx

Agent Comments



23 Withers Av MULGRAVE 3170 (REI)

3 1 2

Price: $912,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 638 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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