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	3 Tivoli Road, Mulgrave Vic 3170

Indicative selling price

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

Range between $780,000 & $830,000

Median sale price

Median price $965,000 Property Type Townhouse Suburb Mulgrave

Period - From 16/12/2023 to 15/12/2024 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	1 Peterleigh Pl MULGRAVE 3170	$849,000	09/11/2024
2	28 Brunton Cr MULGRAVE 3170	$846,500	29/10/2024
3	7 Peterleigh Pl MULGRAVE 3170	$830,000	01/10/2024

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: 16/12/2024 15:16

3 Tivoli Road, Mulgrave Vic 3170

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3 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$780,000 - $830,000
Median Townhouse Price
16/12/2023 - 15/12/2024: $965,000

Comparable Properties



1 Peterleigh Pl MULGRAVE 3170 (REI)

3 2 1

Price: $849,000
Method: Auction Sale
Date: 09/11/2024
Property Type: Townhouse (Res)

Agent Comments



28 Brunton Cr MULGRAVE 3170 (REI)

3 2 2

Price: $846,500
Method: Private Sale
Date: 29/10/2024
Property Type: House

Agent Comments



7 Peterleigh Pl MULGRAVE 3170 (REI/VG)

3 2 2

Price: $830,000
Method: Private Sale
Date: 01/10/2024
Property Type: Townhouse (Single)
Land Size: 217 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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