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	6 Oshannasy Street, Mulgrave Vic 3170

Indicative selling price

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

Single price $1,320,000

Median sale price

Median price $1,078,500 Property Type House Suburb Mulgrave

Period - From 21/03/2024 to 20/03/2025 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	4 Brunton Cr MULGRAVE 3170	$1,300,000	08/03/2025
2	7 Beaconsfield Rd MULGRAVE 3170	$1,291,000	22/02/2025
3	10 Sir Kenneth Luke Blvd MULGRAVE 3170	$1,180,000	14/02/2025

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: 21/03/2025 15:46

6 Oshannasy Street, Mulgrave Vic 3170

Josh Yu
8849 8088
0468 868 088
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4 2 2

Property Type: House
Land Size: 335 sqm approx

Agent Comments

Indicative Selling Price
$1,320,000
Median House Price
21/03/2024 - 20/03/2025: $1,078,500

Comparable Properties

4 Brunton Cr MULGRAVE 3170 (REI)

3 2 2

Price: $1,300,000
Method:
Date: 08/03/2025
Property Type: House

Agent Comments



7 Beaconsfield Rd MULGRAVE 3170 (REI)

4 2 2

Price: $1,291,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 416 sqm approx

Agent Comments



10 Sir Kenneth Luke Blvd MULGRAVE 3170 (REI)

4 2 2

Price: $1,180,000
Method: Sold Before Auction
Date: 14/02/2025
Property Type: House (Res)
Land Size: 326 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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