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	31 Whitehaven Crescent, Mulgrave VIC 3170

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $1,052,500 Property Type House Suburb Mulgrave

Period - From 10/10/2024 to 09/04/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2 Elvara Court Mulgrave VIC 3170	$885,000	18/12/2024
1 Peterleigh Place Mulgrave VIC 3170	$849,000	09/11/2024
10 Sunrise Drive Mulgrave VIC 3170	$810,000	07/12/2024

This Statement of Information was prepared on: 10/04/2025