

## 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

231 POLICE ROAD MULGRAVE VIC 3170

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,110,000

Property type

House

Suburb

Mulgrave

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

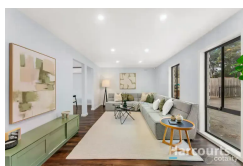
Date of sale

| Address of comparable property    | Price     | Date of sale |
|-----------------------------------|-----------|--------------|
| 229 POLICE ROAD MULGRAVE VIC 3170 | \$875,000 | 01-Nov-25    |
|                                   |           |              |
|                                   |           |              |

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 6 months.

This Statement of Information was prepared on: 05 February 2026



**229 POLICE ROAD MULGRAVE VIC 3170** Sold Price **\$875,000** Sold Date **01-Nov-25**

3 2 4

Distance **0.02km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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