

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

44 Carson Street, Mulgrave Vic 3170

Indicative selling price

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

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$1,140,500

Property Type House

Suburb Mulgrave

Period - From 09/02/2025

to

08/02/2026

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	24 Suemar St MULGRAVE 3170	\$1,155,000	04/10/2025
2	36 Rivett Cr MULGRAVE 3170	\$1,200,000	17/09/2025
3	3 Jayco Ct MULGRAVE 3170	\$1,100,000	09/08/2025

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:

09/02/2026 11:35



 4  2  2

Property Type: House
Land Size: 731 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,155,000
Median House Price
 09/02/2025 - 08/02/2026: \$1,140,500

Comparable Properties



24 Suemar St MULGRAVE 3170 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,155,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 716 sqm approx



36 Rivett Cr MULGRAVE 3170 (REI/VG)

Agent Comments

 3  1  4

Price: \$1,200,000
Method: Private Sale
Date: 17/09/2025
Property Type: House
Land Size: 660 sqm approx



3 Jayco Ct MULGRAVE 3170 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,100,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 682 sqm approx

Account - Woodards Monash Pty Ltd | P: 03 9568 1188 | F: 03 9568 3036