

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

2 PHILLIMORE DRIVE MULGRAVE VIC 3170

Indicative selling price

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

Single Price		or range between	\$1,150,000	&	\$1,250,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,111,000	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
12 WINDY HILL DRIVE MULGRAVE VIC 3170	\$1,253,000	31-Jan-26
13 EXHIBITION DRIVE MULGRAVE VIC 3170	\$1,235,000	23-Nov-25
3 OSHANNASY STREET MULGRAVE VIC 3170	\$1,293,000	20-Sep-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: 10 February 2026



Pete Srimuang

M 0466628513

E pete.srimuang@raywhite.com



12 WINDY HILL DRIVE MULGRAVE
VIC 3170

Sold Price

^{RS} \$1,253,000

^{UN}

Sold Date

31-Jan-26



Distance

0.61km



13 EXHIBITION DRIVE MULGRAVE
VIC 3170

Sold Price

\$1,235,000

Sold Date

23-Nov-25



Distance

0.71km



3 OSHANNASY STREET
MULGRAVE VIC 3170

Sold Price

\$1,293,000

Sold Date

20-Sep-25



Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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