

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

1/56 Baird Street, Mulgrave Vic 3170

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$892,000

Property Type Unit

Suburb Mulgrave

Period - From 01/07/2025

to 30/06/2026

Source REIV

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	1/109 Monash Dr MULGRAVE 3170	\$703,500	16/05/2026
2	41 Police Rd MULGRAVE 3170	\$760,000	16/05/2026
3	2/7 Glencairn St MULGRAVE 3170	\$700,000	10/03/2026

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:

07/08/2026 11:26



3 1 1

Property Type: Unit

Agent Comments

Comparable Properties



1/109 Monash Dr MULGRAVE 3170 (REI/VG)

Agent Comments

2 1 1

Price: \$703,500

Method: Auction Sale

Date: 16/05/2026

Property Type: Unit

Land Size: 245 sqm approx



41 Police Rd MULGRAVE 3170 (REI)

Agent Comments

3 2 1

Price: \$760,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 474 sqm approx



2/7 Glencairn St MULGRAVE 3170 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000

Method: Private Sale

Date: 10/03/2026

Property Type: Unit

Land Size: 325 sqm approx