

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

2/10 LING COURT 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

\$695,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Mulgrave

Period-from

01 Sep 2025

to

31 Aug 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

3/10 LING COURT MULGRAVE VIC 3170	\$708,000	20-May-26
2/39 GROVELANDS DRIVE MULGRAVE VIC 3170	\$708,000	20-Aug-26
43 SOUTHAMPTON DRIVE MULGRAVE VIC 3170	\$701,500	29-May-26

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: 21 September 2026



3/10 LING COURT MULGRAVE VIC 3170

 2  1  1

Sold Price

\$708,000

Sold Date **20-May-26**

Distance

0km



2/39 GROVELANDS DRIVE MULGRAVE VIC 3170

 2  1  1

Sold Price

^{RS} **\$708,000**

Sold Date **20-Aug-26**

Distance

1.98km



43 SOUTHAMPTON DRIVE MULGRAVE VIC 3170

 2  1  1

Sold Price

\$701,500

Sold Date **29-May-26**

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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