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	1/21 Dudley Street, Mitcham Vic 3132

Indicative selling price

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

Single price $1,180,000

Median sale price

Median price	$905,000	Property Type	Townhouse	Suburb	Mitcham
Period - From	12/09/2024	to	11/09/2025	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	1/24 Dudley St MITCHAM 3132	$1,125,800	02/09/2025
2	43 Culwell Av MITCHAM 3132	$883,000	07/06/2025
3	2/17 Dudley St MITCHAM 3132	$898,000	03/05/2025

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: 12/09/2025 11:09

1/21 Dudley Street, Mitcham Vic 3132

BARRYPLANT

Mark Di Giulio
9842 8888
0407 863 179
mdigiulio@barryplant.com.au

3 2 1

Property Type: Townhouse
Land Size: 274 sqm approx

Agent Comments

Indicative Selling Price
$1,180,000
Median Townhouse Price
12/09/2024 - 11/09/2025: $905,000

Comparable Properties

1/24 Dudley St MITCHAM 3132 (REI)

3 2 2

Price: $1,125,800
Method: Private Sale
Date: 02/09/2025
Property Type: Townhouse (Single)
Land Size: 304 sqm approx

Agent Comments

43 Culwell Av MITCHAM 3132 (REI)

3 2 1

Price: $883,000
Method: Private Sale
Date: 07/06/2025
Property Type: House
Land Size: 262 sqm approx

Agent Comments

2/17 Dudley St MITCHAM 3132 (REI)

2 2 1

Price: $898,000
Method: Auction Sale
Date: 03/05/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE

propertydata.com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.