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: 2/12 Hopetoun Street, Mitcham Vic 3132

Indicative selling price

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

Range between: $700,000 & $750,000

Median sale price

Median price: $800,000 Property Type: Unit Suburb: Mitcham

Period - From: 01/04/2025 to: 30/06/2025 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	3/606 Mitcham Rd MITCHAM 3132	$750,000	06/08/2025
2	1/40 Andrew St RINGWOOD 3134	$705,000	18/06/2025
3	2/27 Victoria Av MITCHAM 3132	$660,000	22/03/2025

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: 24/09/2025 11:35

2/12 Hopetoun Street, Mitcham Vic 3132



2 1 1

Property Type: Unit
Land Size: 406 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $750,000
Median Unit Price
June quarter 2025: $800,000

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.

Comparable Properties



3/606 Mitcham Rd MITCHAM 3132 (REI/VG)

2 1 1

Price: $750,000
Method: Private Sale
Date: 06/08/2025
Property Type: Unit

Agent Comments



1/40 Andrew St RINGWOOD 3134 (REI/VG)

2 1 1

Price: $705,000
Method: Private Sale
Date: 18/06/2025
Property Type: Unit

Agent Comments



2/27 Victoria Av MITCHAM 3132 (REI/VG)

2 1 2

Price: $660,000
Method: Auction Sale
Date: 22/03/2025
Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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