

## 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

3/503 MITCHAM ROAD MITCHAM VIC 3132

### Indicative selling price

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

Single Price

or range  
between

\$720,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$802,500

Property type

Unit

Suburb

Mitcham

Period-from

01 Nov 2024

to

31 Oct 2025

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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 2/503 MITCHAM ROAD MITCHAM VIC 3132            | \$766,000 | 25-Aug-25 |
| 7/139-141 HEATHERDALE ROAD VERMONT VIC 3133    | \$800,000 | 09-Jul-25 |
| 1/167 MOUNT PLEASANT ROAD FOREST HILL VIC 3131 | \$808,000 | 12-Jul-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: 19 November 2025


**2/503 MITCHAM ROAD MITCHAM  
VIC 3132**
 2    1    1

Sold Price

**\$766,000**

Sold Date **25-Aug-25**

Distance

**0km**

**7/139-141 HEATHERDALE ROAD  
VERMONT VIC 3133**
 3    2    2

Sold Price

**\$800,000**

Sold Date **09-Jul-25**

Distance

**1.67km**

**1/167 MOUNT PLEASANT ROAD  
FOREST HILL VIC 3131**
 3    1    2

Sold Price

**\$808,000**

Sold Date **12-Jul-25**

Distance

**1.39km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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