

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
2a Hardwood Court, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$958,000 Property Type Townhouse Suburb Mitcham
Period - From 21/01/2025 to 20/01/2026 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	1/18 Chippewa Av DONVALE 3111	\$990,000	02/12/2025
2	27 Dunlavin Rd MITCHAM 3132	\$1,172,300	23/12/2025
3	2 Florence Av DONVALE 3111	\$1,360,000	28/10/2025

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:

21/01/2026 12:06



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**Property Type:** Townhouse**Land Size:** 238 SQM (approx)[Agent Comments](#)**Indicative Selling Price**

\$1,050,000 - \$1,150,000

Median Townhouse Price

21/01/2025 - 20/01/2026: \$958,000

Comparable Properties

1/18 Chippewa Av DONVALE 3111 (REI)



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3



2

[Agent Comments](#)**Price:** \$990,000**Method:****Date:** 02/12/2025**Property Type:** Townhouse (Single)

27 Dunlavin Rd MITCHAM 3132 (REI)



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2

[Agent Comments](#)**Price:** \$1,172,300**Method:** Private Sale**Date:** 23/12/2025**Property Type:** Townhouse (Single)**Land Size:** 366 sqm approx

2 Florence Av DONVALE 3111 (REI/VG)



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3



2

[Agent Comments](#)**Price:** \$1,360,000**Method:** Private Sale**Date:** 28/10/2025**Property Type:** House (Res)

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