

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



 4  3  2

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)

Agent Comments

 4  3  2

Price: \$990,000
Method:
Date: 02/12/2025
Property Type: Townhouse (Single)



27 Dunlavin Rd MITCHAM 3132 (REI)

Agent Comments

 4  3  2

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)

Agent Comments

 4  3  2

Price: \$1,360,000
Method: Private Sale
Date: 28/10/2025
Property Type: House (Res)

Account - Barry Plant | P: 03 9842 8888