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	2/503 MITCHAM ROAD MITCHAM VIC 3132

Indicative selling price

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

Single Price	$709,950	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$880,000	Property type	Unit	Suburb	Mitcham
Period-from	01 Aug 2025	to	31 Jul 2026	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
3/3 HALLS PARADE MITCHAM VIC 3132	$765,000	28-Apr-26
27 PURCHES STREET MITCHAM VIC 3132	$770,000	19-Apr-26
3/606 MITCHAM ROAD MITCHAM VIC 3132	$750,000	23-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: 21 August 2026

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3/3 HALLS PARADE MITCHAM VIC 3132

2 1 2

Sold Price **$765,000** Sold Date **28-Apr-26**

Distance **0.48km**



27 PURCHES STREET MITCHAM VIC 3132

2 1 1

Sold Price **$770,000** Sold Date **19-Apr-26**

Distance **1.5km**



3/606 MITCHAM ROAD MITCHAM VIC 3132

2 1 1

Sold Price **$750,000** Sold Date **23-Jul-25**

Distance **0.11km**

RS = Recent sale **UN** = Undisclosed Sale

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