

# 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 8 Alexander Street, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,320,000

### Median sale price

Median price \$1,272,500 Property Type House Suburb Mitcham

Period - From 01/10/2025 to 31/12/2025 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 | 2/115 Brunswick Rd MITCHAM 3132 | \$1,290,000 | 09/01/2026   |
| 2 | 1c Wooddale Gr MITCHAM 3132     | \$1,362,000 | 29/11/2025   |
| 3 | 2/55 Percy St MITCHAM 3132      | \$1,230,000 | 06/10/2025   |

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: 26/03/2026 16:24



 4   
  3   
  2

**Property Type:** House  
**Land Size:** 281 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,250,000 - \$1,320,000  
**Median House Price**  
 December quarter 2025: \$1,272,500

## Comparable Properties



2/115 Brunswick Rd MITCHAM 3132 (REI/VG)

Agent Comments

 4   
  3   
  2

**Price:** \$1,290,000  
**Method:** Private Sale  
**Date:** 09/01/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 248 sqm approx



1c Wooddale Gr MITCHAM 3132 (REI/VG)

Agent Comments

 3   
  2   
  2

**Price:** \$1,362,000  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)  
**Land Size:** 365 sqm approx



2/55 Percy St MITCHAM 3132 (REI/VG)

Agent Comments

 3   
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  2

**Price:** \$1,230,000  
**Method:** Private Sale  
**Date:** 06/10/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 203 sqm approx

Account - Barry Plant | P: 03 9874 3355



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