

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

13 Austin Street, Mitcham Vic 3132

Indicative selling price

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

Single price \$1,250,000

Median sale price

Median price \$817,500

Property Type Unit

Suburb Mitcham

Period - From 19/06/2025

to 18/06/2026

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	2/1 Premier Av MITCHAM 3132	\$1,201,000	30/05/2026
2	1/32-34 Burnett St MITCHAM 3132	\$950,000	29/04/2026
3	3/23 Percy St MITCHAM 3132	\$950,000	28/03/2026

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:

19/06/2026 13:17



 3  2  2

Property Type: Unit
Land Size: 426 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000
Median Unit Price
 19/06/2025 - 18/06/2026: \$817,500

Comparable Properties



2/1 Premier Av MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$1,201,000
Method: Auction Sale
Date: 30/05/2026
Property Type: Unit
Land Size: 332 sqm approx



1/32-34 Burnett St MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$950,000
Method: Private Sale
Date: 29/04/2026
Property Type: Townhouse (Res)
Land Size: 208 sqm approx



3/23 Percy St MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  2

Price: \$950,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9874 3355