

# 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

28 Barkly Terrace, 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 \$850,000 & \$920,000

### Median sale price

Median price \$950,500 Property Type Unit Suburb Mitcham

Period - From 01/01/2026 to 31/03/2026 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	1/97 Rooks Rd MITCHAM 3132	\$830,000	13/04/2026
2	2/78 Heatherdale Rd MITCHAM 3132	\$880,000	31/03/2026
3	1/21 Mcghee Av MITCHAM 3132	\$895,000	29/01/2026

**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:

14/05/2026 15:30



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**Property Type:** House  
**Land Size:** 259 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$850,000 - \$920,000  
**Median Unit Price**  
 March quarter 2026: \$950,500

## Comparable Properties



1/97 Rooks Rd MITCHAM 3132 (REI)

Agent Comments

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**Price:** \$830,000  
**Method:** Private Sale  
**Date:** 13/04/2026  
**Property Type:** Unit  
**Land Size:** 321 sqm approx



2/78 Heatherdale Rd MITCHAM 3132 (REI)

Agent Comments

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**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 31/03/2026  
**Property Type:** Unit  
**Land Size:** 235 sqm approx



1/21 Mcghee Av MITCHAM 3132 (REI/VG)

Agent Comments

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**Price:** \$895,000  
**Method:** Private Sale  
**Date:** 29/01/2026  
**Property Type:** Unit  
**Land Size:** 327 sqm approx

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