

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

34 Barkly Terrace, Mitcham Vic 3132

Indicative selling price

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

Range between \$780,000

&

\$820,000

Median sale price

Median price \$1,253,750

Property Type House

Suburb Mitcham

Period - From 01/09/2025

to

31/08/2026

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	1/2 Berry Av MITCHAM 3132	\$640,000	13/06/2026
2	1/28 Orient Av MITCHAM 3132	\$675,000	30/05/2026
3	27 Purches St MITCHAM 3132	\$770,000	19/04/2026

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:

01/09/2026 13:51



 2  1  1

Property Type: House
Land Size: 282 sqm approx
Agent Comments

Indicative Selling Price
 \$780,000 - \$820,000
Median House Price
 01/09/2025 - 31/08/2026: \$1,253,750

Comparable Properties



1/2 Berry Av MITCHAM 3132 (REI/VG)

Agent Comments

 2  1  2

Price: \$640,000
Method: Auction Sale
Date: 13/06/2026
Property Type: Unit



1/28 Orient Av MITCHAM 3132 (REI/VG)

Agent Comments

 2  1  2

Price: \$675,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)



27 Purches St MITCHAM 3132 (REI/VG)

Agent Comments

 2  1  1

Price: \$770,000
Method: Sold After Auction
Date: 19/04/2026
Property Type: House (Res)
Land Size: 318 sqm approx

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