

# 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

1/32 Brunswick Road, 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 \$860,000 & \$895,000

### Median sale price

Median price \$982,000 Property Type Townhouse Suburb Mitcham

Period - From 29/05/2025 to 28/05/2026 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	1/30 Warnes Rd MITCHAM 3132	\$940,000	09/05/2026
2	2/8 Berry Av MITCHAM 3132	\$960,000	22/12/2025
3	3/64 Carween Av MITCHAM 3132	\$915,000	06/12/2025

**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:

29/05/2026 10:41



 3    2    1

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$860,000 - \$895,000

**Median Townhouse Price**

29/05/2025 - 28/05/2026: \$982,000

## Comparable Properties



**1/30 Warnes Rd MITCHAM 3132 (REI)**

Agent Comments

 3    2    2

**Price:** \$940,000

**Method:** Auction Sale

**Date:** 09/05/2026

**Rooms:** 7

**Property Type:** Townhouse (Res)

**Land Size:** 267 sqm approx

**2/8 Berry Av MITCHAM 3132 (VG)**

Agent Comments

 3    -    -

**Price:** \$960,000

**Method:** Sale

**Date:** 22/12/2025

**Property Type:** Strata Unit/Villa Unit/Townhouse - Single OYO Unit



**3/64 Carween Av MITCHAM 3132 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$915,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** Townhouse (Res)

**Land Size:** 191 sqm approx

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