

# 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

111 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 \$1,150,000 & \$1,200,000

### Median sale price

Median price \$1,248,000 Property Type House Suburb Mitcham

Period - From 28/05/2025 to 27/05/2026 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	39 Purches St MITCHAM 3132	\$1,100,000	01/03/2026
2	9 Carween Av MITCHAM 3132	\$1,290,000	21/02/2026
3	722 Whitehorse Rd MITCHAM 3132	\$1,240,000	11/12/2025

**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:

28/05/2026 11:58



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 975 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,150,000 - \$1,200,000  
**Median House Price**  
 28/05/2025 - 27/05/2026: \$1,248,000

## Comparable Properties

**39 Purches St MITCHAM 3132 (VG)**

Agent Comments



**Price:** \$1,100,000  
**Method:** Sale  
**Date:** 01/03/2026  
**Property Type:** House (Res)  
**Land Size:** 715 sqm approx



**9 Carween Av MITCHAM 3132 (REI/VG)**

Agent Comments



**Price:** \$1,290,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)  
**Land Size:** 728 sqm approx



**722 Whitehorse Rd MITCHAM 3132 (REI)**

Agent Comments



**Price:** \$1,240,000  
**Method:** Private Sale  
**Date:** 11/12/2025  
**Property Type:** House (Res)  
**Land Size:** 828 sqm approx

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