

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

1/32-34 Burnett Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$990,000 & \$1,080,000

Median sale price

Median price \$990,000 Property Type Townhouse Suburb Mitcham

Period - From 18/03/2025 to 17/03/2026 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	1/11 Hopetoun St MITCHAM 3132	\$1,120,000	28/02/2026
2	2/36 Burnett St MITCHAM 3132	\$1,195,000	09/02/2026
3	2/30 Warnes Rd MITCHAM 3132	\$1,085,000	20/09/2025

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:

18/03/2026 10:25



 3  2  2

Property Type: Townhouse (Single)
Land Size: 208 sqm approx
 Agent Comments

Indicative Selling Price
 \$990,000 - \$1,080,000
Median Townhouse Price
 18/03/2025 - 17/03/2026: \$990,000

Comparable Properties



1/11 Hopetoun St MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$1,120,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Townhouse (Res)
Land Size: 280 sqm approx



2/36 Burnett St MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$1,195,000
Method: Private Sale
Date: 09/02/2026
Property Type: House
Land Size: 324 sqm approx



2/30 Warnes Rd MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,085,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Single)
Land Size: 230 sqm approx

Account - Barry Plant | P: 03 9874 3355