

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

1/14 Clive Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,280,000 & \$1,380,000

Median sale price

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

Period - From 21/05/2025 to 20/05/2026 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	8 Alexander St MITCHAM 3132	\$1,270,000	11/04/2026
2	2/42 Linlithgow St MITCHAM 3132	\$1,436,000	21/02/2026
3	2/115 Brunswick Rd MITCHAM 3132	\$1,290,000	09/01/2026

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:

21/05/2026 15:28



 4
  3
  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,280,000 - \$1,380,000

Median Townhouse Price

21/05/2025 - 20/05/2026: \$982,000

Comparable Properties



8 Alexander St MITCHAM 3132 (REI)

Agent Comments

 4
  3
  2

Price: \$1,270,000

Method: Auction Sale

Date: 11/04/2026

Rooms: 7

Property Type: House (Res)

Land Size: 281 sqm approx



2/42 Linlithgow St MITCHAM 3132 (REI)

Agent Comments

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  3
  2

Price: \$1,436,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Townhouse (Res)



2/115 Brunswick Rd MITCHAM 3132 (REI/VG)

Agent Comments

 4
  3
  2

Price: \$1,290,000

Method: Private Sale

Date: 09/01/2026

Property Type: Townhouse (Res)

Land Size: 248 sqm approx

Account - Barry Plant | P: 03 9874 3355