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	65 Creek Road, Mitcham Vic 3132

Indicative selling price

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

Range between $1,150,000 & $1,200,000

Median sale price

Median price $1,249,000 Property Type House Suburb Mitcham

Period - From 10/06/2025 to 09/06/2026 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	23 Vernal Av MITCHAM 3132	$1,110,000	31/05/2026
2	9 Carween Av MITCHAM 3132	$1,290,000	21/02/2026
3	44 Creek Rd MITCHAM 3132	$1,355,000	21/02/2026

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: 10/06/2026 11:50

65 Creek Road, Mitcham Vic 3132

BARRYPLANT



3 1 2

Property Type: House
Land Size: 753 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,200,000
Median House Price
10/06/2025 - 09/06/2026: $1,249,000

Comparable Properties



23 Vernal Av MITCHAM 3132 (REI)

3 1 1

Price: $1,110,000
Method: Private Sale
Date: 31/05/2026
Property Type: House
Land Size: 672 sqm approx

Agent Comments



9 Carween Av MITCHAM 3132 (REI/VG)

3 1 1

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

Agent Comments



44 Creek Rd MITCHAM 3132 (REI)

3 1 3

Price: $1,355,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 1028 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9874 3355

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