

# 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

1/31 Denis Street, 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 \$1,220,000

&

\$1,320,000

### Median sale price

Median price \$930,000

Property Type Townhouse

Suburb Mitcham

Period - From 18/12/2024

to

17/12/2025

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.

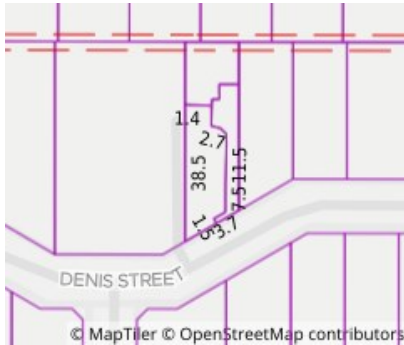
	Address of comparable property	Price	Date of sale
1	1/507 Mitcham Rd MITCHAM 3132	\$1,105,000	15/11/2025
2	509 Mitcham Rd VERMONT 3133	\$1,170,000	04/10/2025
3	2/78 Purches St MITCHAM 3132	\$1,310,000	04/10/2025

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:

18/12/2025 14:40



 4  3  2

**Property Type:** Townhouse

**Land Size:** 371 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,220,000 - \$1,320,000

**Median Townhouse Price**

18/12/2024 - 17/12/2025: \$930,000

## Comparable Properties



**1/507 Mitcham Rd MITCHAM 3132 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,105,000

**Method:** Private Sale

**Date:** 15/11/2025

**Rooms:** 8

**Property Type:** Townhouse (Res)



**509 Mitcham Rd VERMONT 3133 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,170,000

**Method:** Auction Sale

**Date:** 04/10/2025

**Property Type:** Townhouse (Res)

**Land Size:** 363 sqm approx



**2/78 Purches St MITCHAM 3132 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,310,000

**Method:** Auction Sale

**Date:** 04/10/2025

**Property Type:** Townhouse (Res)

**Land Size:** 223 sqm approx

**Account - Barry Plant** | P: 03 9842 8888