

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

2a Denman Street, Mitcham Vic 3132

Indicative selling price

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

Single price

\$1,135,000

Median sale price

Median price

\$1,270,000

Property Type

House

Suburb

Mitcham

Period - From

10/08/2025

to

09/08/2026

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	2 Norman St MITCHAM 3132	\$1,150,000	18/03/2026
2	23 Garden Av MITCHAM 3132	\$1,195,000	23/02/2026
3	13 Alexander St MITCHAM 3132	\$1,250,000	31/01/2026

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:

10/08/2026 09:47



4
 3
 4

Property Type: House
Land Size: 632 sqm approx
Agent Comments

Indicative Selling Price

\$1,135,000

Median House Price

10/08/2025 - 09/08/2026: \$1,270,000

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.

Comparable Properties



2 Norman St MITCHAM 3132 (REI)

Agent Comments

4
 2
 4

Price: \$1,150,000
Method: Private Sale
Date: 18/03/2026
Rooms: 10
Property Type: House (Res)
Land Size: 843 sqm approx



23 Garden Av MITCHAM 3132 (REI/VG)

Agent Comments

4
 2
 1

Price: \$1,195,000
Method: Sold Before Auction
Date: 23/02/2026
Property Type: House (Res)
Land Size: 668 sqm approx



13 Alexander St MITCHAM 3132 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,250,000
Method: Auction Sale
Date: 31/01/2026
Property Type: House (Res)
Land Size: 699 sqm approx

Account - Barry Plant | P: 03 9874 3355