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	8 Denman Street, Mitcham Vic 3132

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,214,250 Property Type House Suburb Mitcham

Period - From 01/04/2025 to 30/06/2025 Source REIV

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.~~

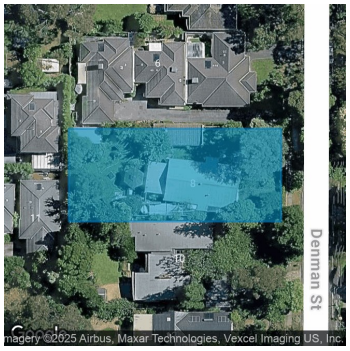
Address of comparable property		Price	Date of sale
1	9 Rupert St MITCHAM 3132	$1,346,000	15/08/2025
2	49 Percy St MITCHAM 3132	$1,210,000	19/02/2025
3	23 Somers St MITCHAM 3132	$1,100,000	17/01/2025

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: 03/09/2025 11:20

8 Denman Street, Mitcham Vic 3132



3 1 1

Property Type: House
Land Size: 1014 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
June quarter 2025: $1,214,250

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



9 Rupert St MITCHAM 3132 (REI)

2 1 -

Price: $1,346,000
Method: Private Sale
Date: 15/08/2025
Property Type: House
Land Size: 1453 sqm approx

Agent Comments



49 Percy St MITCHAM 3132 (VG)

4 - -

Price: $1,210,000
Method: Sale
Date: 19/02/2025
Property Type: Development Site (Res)
Land Size: 912 sqm approx

Agent Comments



23 Somers St MITCHAM 3132 (REI/VG)

3 1 1

Price: $1,100,000
Method: Private Sale
Date: 17/01/2025
Property Type: House
Land Size: 996 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9874 3355

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