

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 29 Dunfield Avenue, Mitcham Vic 3132

Indicative selling price

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

Single price \$1,228,000

Median sale price

Median price \$1,272,500

Property Type House

Suburb Mitcham

Period - From 01/10/2025

to 31/12/2025

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	37 Mcculloch St NUNAWADING 3131	\$1,208,000	28/02/2026
2	11 Mountfield Rd MITCHAM 3132	\$1,306,000	12/10/2025
3	42 Quarry Rd MITCHAM 3132	\$1,227,000	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:

02/03/2026 11:36



 3  2  2

Property Type: House (Res)

Land Size: 540 sqm approx

Agent Comments

Indicative Selling Price

\$1,228,000

Median House Price

December quarter 2025: \$1,272,500

Comparable Properties



37 Mcculloch St NUNAWADING 3131 (REI)

Agent Comments

 3  1  1

Price: \$1,208,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 587 sqm approx



11 Mountfield Rd MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,306,000

Method: Auction Sale

Date: 12/10/2025

Property Type: House (Res)

Land Size: 601 sqm approx



42 Quarry Rd MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  4

Price: \$1,227,000

Method: Auction Sale

Date: 04/10/2025

Property Type: House (Res)

Land Size: 635 sqm approx

Account - Barry Plant | P: 03 9874 3355



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