

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

27 Dunlavin Road, Mitcham Vic 3132

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$927,500

Property Type

Townhouse

Suburb

Mitcham

Period - From

29/11/2024

to

29/11/2025

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	3/13 Hopetoun St MITCHAM 3132	\$1,332,000	07/08/2025
2	2 Florence Av DONVALE 3111	\$1,360,000	28/10/2025
3	123 Rooks Rd NUNAWADING 3131	\$1,210,000	01/04/2025

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:

29/11/2025 20:28



4
 3
 2

Property Type: Townhouse (Res)

Land Size: 366 sqm approx

Agent Comments

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

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Townhouse Price

12/11/2024 - 11/11/2025: \$925,000

Comparable Properties

3/13 Hopetoun St MITCHAM 3132 (REI)

Agent Comments

4
 2
 2

Price: \$1,332,000

Method:

Date: 07/08/2025

Property Type: House



2 Florence Av DONVALE 3111 (REI)

Agent Comments

4
 3
 2

Price: \$1,360,000

Method: Private Sale

Date: 28/10/2025

Property Type: House (Res)



123 Rooks Rd NUNAWADING 3131 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,210,000

Method: Private Sale

Date: 01/04/2025

Property Type: Townhouse (Single)

Land Size: 413 sqm approx

Account - Barry Plant | P: 03 9842 8888