Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	

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	Pro	pperty Type To	wnhouse		Suburb	Mitcham
Period - From	29/11/2024	to	29/11/2025	s	ource	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

Aut	areas or comparable property	1 1100	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



Date of sale



Indicative Selling Price \$1,100,000 - \$1,200,000

Median Townhouse Price

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







Agent Comments



Property Type: Townhouse (Res) Land Size: 366 sqm approx

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

3/13 Hopetoun St MITCHAM 3132 (REI)





Agent Comments

Price: \$1,332,000

Method:

Date: 07/08/2025 **Property Type:** House



2 Florence Av DONVALE 3111 (REI)







Agent Comments

Price: \$1,360,000 Method: Private Sale Date: 28/10/2025

Property Type: House (Res)



123 Rooks Rd NUNAWADING 3131 (REI/VG)





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





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Agent Comments