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	32 Forster Street, Mitcham Vic 3132

Indicative selling price

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

Range between $750,000 & $820,000

Median sale price

Median price $1,200,000 Property Type House Suburb Mitcham

Period - From 01/07/2024 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	30 Forster St MITCHAM 3132	$825,000	09/08/2025
2	14 Warnes Rd MITCHAM 3132	$865,000	24/07/2025
3	28 Forster St MITCHAM 3132	$835,000	17/04/2025

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: 24/09/2025 11:04

32 Forster Street, Mitcham Vic 3132

BARRYPLANT



3 1 1

Property Type: House
Land Size: 481 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $820,000
Median House Price
Year ending June 2025: $1,200,000

Comparable Properties



30 Forster St MITCHAM 3132 (REI/VG)

3 1 1

Price: $825,000
Method: Private Sale
Date: 09/08/2025
Property Type: House
Land Size: 354 sqm approx

Agent Comments



14 Warnes Rd MITCHAM 3132 (REI)

3 1 3

Price: $865,000
Method: Private Sale
Date: 24/07/2025
Property Type: House
Land Size: 340 sqm approx

Agent Comments



28 Forster St MITCHAM 3132 (REI/VG)

3 1 1

Price: $835,000
Method: Private Sale
Date: 17/04/2025
Property Type: House (Res)
Land Size: 399 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9874 3355

REIV THE DIFFERENCE

propertydata.com.au

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