

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

3/26 Forster Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$884,000 Property Type Unit 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	3/2 Harrison St RINGWOOD 3134	\$625,000	24/12/2025
2	3/1 Vine St RINGWOOD 3134	\$788,000	11/09/2025
3	3/17 Percy St MITCHAM 3132	\$645,500	03/09/2025

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:

25/02/2026 11:05



 2  1  1

Property Type: Unit
Land Size: 352 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
December quarter 2025: \$884,000

Comparable Properties



3/2 Harrison St RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  1

Price: \$625,000
Method: Private Sale
Date: 24/12/2025
Property Type: Unit



3/1 Vine St RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  1

Price: \$788,000
Method: Private Sale
Date: 11/09/2025
Property Type: Unit
Land Size: 220 sqm approx



3/17 Percy St MITCHAM 3132 (REI/VG)

Agent Comments

 2  1  1

Price: \$645,500
Method: Sold Before Auction
Date: 03/09/2025
Property Type: Unit
Land Size: 92 sqm approx

Account - Barry Plant | P: 03 9842 8888



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