

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

10 Haddon Court, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,250,000 Property Type House Suburb Mitcham

Period - From 11/05/2025 to 10/05/2026 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	11 Haddon Ct MITCHAM 3132	\$1,496,000	05/02/2026
2	15 Niagara Rd DONVALE 3111	\$1,215,000	06/12/2025
3	28 Highland Av MITCHAM 3132	\$1,410,000	05/11/2025

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: 11/05/2026 13:16



 4  2  4

Property Type: House
Land Size: 640 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

\$1,400,000 - \$1,500,000

Median House Price

11/05/2025 - 10/05/2026: \$1,250,000

Comparable Properties



11 Haddon Ct MITCHAM 3132 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,496,000
Method: Private Sale
Date: 05/02/2026
Property Type: House
Land Size: 675 sqm approx



15 Niagara Rd DONVALE 3111 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,215,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 787 sqm approx



28 Highland Av MITCHAM 3132 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,410,000
Method: Sold Before Auction
Date: 05/11/2025
Property Type: House (Res)
Land Size: 651 sqm approx

Account - Barry Plant | P: 03 9874 3355