

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

1/2 Halls Parade, Mitcham Vic 3132

Indicative selling price

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

Single price

\$1,048,000

Median sale price

Median price

\$1,240,500

Property Type

House

Suburb

Mitcham

Period - From

12/12/2024

to

11/12/2025

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	1 Latham Ct FOREST HILL 3131	\$1,070,000	22/09/2025
2	16 Walwa St MITCHAM 3132	\$1,221,000	31/05/2025
3	25 Nymph St MITCHAM 3132	\$1,177,000	22/05/2025

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:

12/12/2025 10:52



 2  1  2

Property Type: House
Land Size: 663 sqm approx
Agent Comments

Indicative Selling Price
\$1,048,000
Median House Price
12/12/2024 - 11/12/2025: \$1,240,500

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

1 Latham Ct FOREST HILL 3131 (REI)

Agent Comments

 2  1  2

Price: \$1,070,000
Method:
Date: 22/09/2025
Property Type: House



16 Walwa St MITCHAM 3132 (REI/VG)

Agent Comments

 2  1  2

Price: \$1,221,000
Method: Auction Sale
Date: 31/05/2025
Rooms: 5
Property Type: House (Res)
Land Size: 705 sqm approx



25 Nymph St MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  3

Price: \$1,177,000
Method: Sold Before Auction
Date: 22/05/2025
Property Type: House (Res)
Land Size: 705 sqm approx