

# 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

1/27 Hedge End Road, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$650,000

### Median sale price

Median price

\$749,500

Property Type

Unit

Suburb

Mitcham

Period - From

20/07/2025

to

19/07/2026

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 | 6/5 Sunray Ct DONVALE 3111             | \$695,000 | 26/06/2026   |
| 2 | 1/55-57 Doncaster East Rd MITCHAM 3132 | \$675,000 | 26/03/2026   |
| 3 | 1/15 Doncaster East Rd MITCHAM 3132    | \$625,000 | 06/03/2026   |

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:

20/07/2026 10:09



 2  1  1

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$650,000

**Median Unit Price**

20/07/2025 - 19/07/2026: \$749,500

## Comparable Properties



**6/5 Sunray Ct DONVALE 3111 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$695,000

**Method:** Private Sale

**Date:** 26/06/2026

**Property Type:** Unit



**1/55-57 Doncaster East Rd MITCHAM 3132 (REI)**

**Agent Comments**

 2  1  2

**Price:** \$675,000

**Method:** Auction Sale

**Date:** 26/03/2026

**Property Type:** Unit



**1/15 Doncaster East Rd MITCHAM 3132 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$625,000

**Method:** Private Sale

**Date:** 06/03/2026

**Property Type:** Unit

**Account - Barry Plant** | P: 03 9874 3355