Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,360,000

Property offered for sale

Address Including suburb and postcode	

Indicative selling price

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

Median sale price

Median price	\$1,250,000	Pro	perty Type	House		Suburb	Mitcham
Period - From	01/07/2025	to	30/09/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	2/44 Brunswick Rd MITCHAM 3132	\$1,461,000	13/09/2025
2	7 Rotherwood Av MITCHAM 3132	\$1,727,000	30/08/2025

OR

3

2/5 Valency Ct MITCHAM 3132

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:	01/12/2025 14:12



14/06/2025







Property Type: House Land Size: 500 sgm approx Agent Comments

Indicative Selling Price \$1,650,000 - \$1,700,000 **Median House Price** September quarter 2025: \$1,250,000

Comparable Properties



2/44 Brunswick Rd MITCHAM 3132 (REI/VG)

Price: \$1,461,000 Method: Auction Sale Date: 13/09/2025

Property Type: Townhouse (Res)

Agent Comments



7 Rotherwood Av MITCHAM 3132 (REI/VG)

Price: \$1,727,000 Method: Private Sale



Agent Comments

Date: 30/08/2025 Property Type: House Land Size: 470 sqm approx



Date: 14/06/2025





Price: \$1,360,000 Method: Auction Sale

Property Type: Townhouse (Res) Land Size: 280 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9874 3355





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