

## 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

23a Hopetoun Street, Mitcham Vic 3132

#### Indicative selling price

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

Range between \$1,590,000 & \$1,650,000

#### Median sale price

Median price \$1,248,000 Property Type House Suburb Mitcham

Period - From 23/01/2025 to 22/01/2026 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	2/44 Brunswick Rd MITCHAM 3132	\$1,461,000	13/09/2025
2	7 Rotherwood Av MITCHAM 3132	\$1,727,000	30/08/2025
3	2/5 Valency Ct MITCHAM 3132	\$1,360,000	14/06/2025

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:

23/01/2026 16:01



**Property Type:** House  
**Land Size:** 500 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,590,000 - \$1,650,000

**Median House Price**

23/01/2025 - 22/01/2026: \$1,248,000

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



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

[Agent Comments](#)



**2/5 Valency Ct MITCHAM 3132 (REI/VG)**



**Price:** \$1,360,000  
**Method:** Auction Sale  
**Date:** 14/06/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 280 sqm approx

[Agent Comments](#)

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