

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

14 Linlithgow Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,243,500

Property Type House

Suburb Mitcham

Period - From 25/03/2025

to

24/03/2026

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	4 Norman St MITCHAM 3132	\$1,350,000	05/02/2026
2	47 Cochrane St MITCHAM 3132	\$1,305,000	08/11/2025
3	7 Purches St MITCHAM 3132	\$1,250,000	08/09/2025

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:

25/03/2026 12:03



3
 2
 2

Property Type: House
Land Size: 984 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

\$1,250,000 - \$1,350,000

Median House Price

25/03/2025 - 24/03/2026: \$1,243,500

Comparable Properties



4 Norman St MITCHAM 3132 (REI/VG)

Agent Comments

4
 2
 1

Price: \$1,350,000
Method: Sold Before Auction
Date: 05/02/2026
Property Type: House (Res)
Land Size: 753 sqm approx



47 Cochrane St MITCHAM 3132 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,305,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 903 sqm approx



7 Purches St MITCHAM 3132 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,250,000
Method: Private Sale
Date: 08/09/2025
Property Type: House (Res)
Land Size: 704 sqm approx

Account - Barry Plant | P: 03 9874 3355