

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

1/21 Mcghee Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between

\$830,000

&

\$880,000

Median sale price

Median price

\$884,000

Property Type

Unit

Suburb

Mitcham

Period - From

01/10/2025

to

31/12/2025

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.

	Address of comparable property	Price	Date of sale
1	32 Forster St MITCHAM 3132	\$820,000	14/10/2025
2	2/8 Norman St MITCHAM 3132	\$880,500	10/09/2025
3	2/23 Ian Cr MITCHAM 3132	\$888,000	30/08/2025

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:

10/01/2026 08:43



 3  1  1

Property Type: Unit
Land Size: 327 sqm approx
Agent Comments

Indicative Selling Price
\$830,000 - \$880,000
Median Unit Price
December quarter 2025: \$884,000

Comparable Properties



32 Forster St MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  1

Price: \$820,000
Method: Private Sale
Date: 14/10/2025
Property Type: House (Res)
Land Size: 481 sqm approx



2/8 Norman St MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  1

Price: \$880,500
Method: Sold Before Auction
Date: 10/09/2025
Property Type: Unit



2/23 Ian Cr MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  2

Price: \$888,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Unit