

# 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

305 Mitcham 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)

Range between \$890,000

&

\$970,000

### Median sale price

Median price \$805,000

Property Type Unit

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.

	Address of comparable property	Price	Date of sale
1	1/69 Doncaster East Rd MITCHAM 3132	\$835,000	22/11/2025
2	81 Rooks Rd MITCHAM 3132	\$877,500	10/11/2025
3	4 Culwell Av MITCHAM 3132	\$908,000	09/08/2025

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:

09/12/2025 12:54



 2    2    2

**Property Type:** Unit

**Land Size:** 446sqm approx

**Agent Comments**

**Indicative Selling Price**

\$890,000 - \$970,000

**Median Unit Price**

September quarter 2025: \$805,000

## Comparable Properties



**1/69 Doncaster East Rd MITCHAM 3132 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$835,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** Unit

**Land Size:** 335 sqm approx



**81 Rooks Rd MITCHAM 3132 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$877,500

**Method:** Sold Before Auction

**Date:** 10/11/2025

**Property Type:** House (Res)

**Land Size:** 471 sqm approx



**4 Culwell Av MITCHAM 3132 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$908,000

**Method:** Auction Sale

**Date:** 09/08/2025

**Property Type:** House (Res)

**Land Size:** 254 sqm approx

**Account - Barry Plant** | P: 03 9842 8888