

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

6/467 Mitcham Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$982,000 Property Type Townhouse Suburb Mitcham

Period - From 03/09/2025 to 02/09/2026 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	2/108 Brunswick Rd MITCHAM 3132	\$950,000	17/06/2026
2	2/78 Heatherdale Rd MITCHAM 3132	\$880,000	31/03/2026
3	4/520 Mitcham Rd MITCHAM 3132	\$955,000	04/12/2025

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: 03/09/2026 16:43



4
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 2

Property Type: Townhouse
Land Size: 203 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

\$890,000 - \$950,000

Median Townhouse Price

03/09/2025 - 02/09/2026: \$982,000

Comparable Properties



2/108 Brunswick Rd MITCHAM 3132 (VG)

Agent Comments

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Price: \$950,000

Method: Sale

Date: 17/06/2026

Property Type: Flat/Unit/Apartment (Res)



2/78 Heatherdale Rd MITCHAM 3132 (REI/VG)

Agent Comments

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 3

Price: \$880,000

Method: Private Sale

Date: 31/03/2026

Property Type: Unit

Land Size: 235 sqm approx



4/520 Mitcham Rd MITCHAM 3132 (REI/VG)

Agent Comments

3
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 2

Price: \$955,000

Method: Private Sale

Date: 04/12/2025

Property Type: Townhouse (Single)