

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

1/5 Moresby Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$890,000 & \$970,000

Median sale price

Median price \$950,500 Property Type Unit Suburb Mitcham

Period - From 01/01/2026 to 31/03/2026 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	1/32-34 Burnett St MITCHAM 3132	\$950,000	29/04/2026
2	3/23 Percy St MITCHAM 3132	\$950,000	28/03/2026
3	15a Florence Av DONVALE 3111	\$858,000	07/03/2026

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:

05/05/2026 11:46



 3  1  2

Property Type: Unit
Land Size: 270 sqm approx
Agent Comments

Indicative Selling Price
\$890,000 - \$970,000
Median Unit Price
March quarter 2026: \$950,500

Comparable Properties



1/32-34 Burnett St MITCHAM 3132 (REI)

[Agent Comments](#)

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Price: \$950,000
Method: Private Sale
Date: 29/04/2026
Property Type: Townhouse (Res)
Land Size: 208 sqm approx



3/23 Percy St MITCHAM 3132 (REI)

[Agent Comments](#)

 3  2  2

Price: \$950,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)



15a Florence Av DONVALE 3111 (REI)

[Agent Comments](#)

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Price: \$858,000
Method: Private Sale
Date: 07/03/2026
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888