

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$870,000

&

\$920,000

### Median sale price

Median price \$810,000

Property Type Unit

Suburb Mitcham

Period - From 01/04/2026

to

30/06/2026

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 | 7 Lemon Gr NUNAWADING 3131      | \$885,000 | 08/07/2026   |
| 2 | 1/32-34 Burnett St MITCHAM 3132 | \$950,000 | 29/04/2026   |
| 3 | 3/23 Percy St MITCHAM 3132      | \$950,000 | 28/03/2026   |

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:

31/08/2026 16:48



 3    1    2

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

**Indicative Selling Price**  
\$870,000 - \$920,000  
**Median Unit Price**  
June quarter 2026: \$810,000

## Comparable Properties



**7 Lemon Gr NUNAWADING 3131 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$885,000  
**Method:** Private Sale  
**Date:** 08/07/2026  
**Property Type:** House (Res)  
**Land Size:** 400 sqm approx



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

**Agent Comments**

 3    2    2

**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/VG)**

**Agent Comments**

 3    2    2

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

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