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	8 Munro Street, Mitcham Vic 3132

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,214,250 Property Type House Suburb Mitcham

Period - From 01/04/2025 to 30/06/2025 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	7 Somers St MITCHAM 3132	$1,385,000	21/08/2025
2	79 Rooks Rd MITCHAM 3132	$1,185,000	26/04/2025
3	23 Somers St MITCHAM 3132	$1,100,000	17/01/2025

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: 01/09/2025 16:57

8 Munro Street, Mitcham Vic 3132



3 1 3

Property Type:
Divorce/Estate/Family Transfers
Land Size: 103 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
June quarter 2025: $1,214,250

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.

Comparable Properties



7 Somers St MITCHAM 3132 (REI)

4 1 2

Price: $1,385,000
Method: Private Sale
Date: 21/08/2025
Property Type: House

Agent Comments



79 Rooks Rd MITCHAM 3132 (REI/VG)

4 3 2

Price: $1,185,000
Method: Auction Sale
Date: 26/04/2025
Property Type: House
Land Size: 1073 sqm approx

Agent Comments



23 Somers St MITCHAM 3132 (REI/VG)

3 1 1

Price: $1,100,000
Method: Private Sale
Date: 17/01/2025
Property Type: House
Land Size: 996 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9874 3355

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