Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	1/42 Owen Street, Mitcham Vic 3132
Including suburb and postcode	
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Indicative selling price

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

Range between \$980,000 & \$1,030,000	Range between	\$980,000	&	\$1,030,000
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Median sale price

Median price	\$805,000	Pro	perty Type U	nit		Suburb	Mitcham
Period - From	01/07/2025	to	30/09/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	2/19 Eugenia St NUNAWADING 3131	\$1,080,000	18/10/2025
2	1/66 Creek Rd MITCHAM 3132	\$917,000	05/07/2025
3	1/28 Glenburnie Rd MITCHAM 3132	\$898,000	28/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/12/2025 14:39
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Property Type: House **Agent Comments**

Indicative Selling Price \$980,000 - \$1,030,000 **Median Unit Price** September quarter 2025: \$805,000

Comparable Properties



2/19 Eugenia St NUNAWADING 3131 (REI)

Agent Comments

Price: \$1,080,000 Method: Auction Sale Date: 18/10/2025 Property Type: Unit

Land Size: 293 sqm approx

1/66 Creek Rd MITCHAM 3132 (REI/VG)





Agent Comments

Price: \$917,000 Method: Auction Sale Date: 05/07/2025

Property Type: House (Res) Land Size: 398 sqm approx



1/28 Glenburnie Rd MITCHAM 3132 (REI/VG)





Price: \$898,000 Method: Auction Sale Date: 28/06/2025

Property Type: House (Res) Land Size: 275 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9874 3355





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