

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

2/55 Percy Street, Mitcham Vic 3132

Indicative selling price

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

Single price

\$1,295,000

Median sale price

Median price

\$912,500

Property Type

Townhouse

Suburb

Mitcham

Period - From

22/09/2024

to

21/09/2025

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	1/21 Dudley St MITCHAM 3132	\$1,180,000	16/09/2025
2	1/21 Ian Cr MITCHAM 3132	\$1,250,000	21/08/2025
3	2/61 Lucknow St MITCHAM 3132	\$1,160,000	17/03/2025

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:

22/09/2025 16:37



 3  2  2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,295,000
Median Townhouse Price
22/09/2024 - 21/09/2025: \$912,500

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



1/21 Dudley St MITCHAM 3132 (REI)

Agent Comments

 3  2  1

Price: \$1,180,000
Method: Private Sale
Date: 16/09/2025
Property Type: Townhouse (Res)
Land Size: 274 sqm approx



1/21 Ian Cr MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$1,250,000
Method: Auction Sale
Date: 21/08/2025
Property Type: Townhouse (Res)
Land Size: 294 sqm approx



2/61 Lucknow St MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,160,000
Method: Private Sale
Date: 17/03/2025
Property Type: Townhouse (Single)
Land Size: 216 sqm approx

Account - Barry Plant | P: 03 9874 3355