

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

32 Purches Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,248,500

Property Type House

Suburb Mitcham

Period - From 16/09/2025

to

15/09/2026

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	12 Ashburton Dr MITCHAM 3132	\$1,270,000	24/07/2026
2	7 Austin St MITCHAM 3132	\$1,435,000	25/07/2026
3	52 Purches St MITCHAM 3132	\$1,280,000	04/06/2026

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:

16/09/2026 13:22



 5  5  3

Property Type: House
Land Size: 1165 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
16/09/2025 - 15/09/2026: \$1,248,500

Comparable Properties

12 Ashburton Dr MITCHAM 3132 (REI)

Agent Comments

 4  2  2

Price: \$1,270,000
Method:
Date: 24/07/2026
Property Type: House



7 Austin St MITCHAM 3132 (REI)

Agent Comments

 4  2  2

Price: \$1,435,000
Method: Auction Sale
Date: 25/07/2026
Property Type: House (Res)
Land Size: 825 sqm approx



52 Purches St MITCHAM 3132 (REI)

Agent Comments

 5  2  2

Price: \$1,280,000
Method: Private Sale
Date: 04/06/2026
Property Type: House (Res)
Land Size: 857 sqm approx