

# 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 52 Purches 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 \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,250,000 Property Type House Suburb Mitcham

Period - From 01/01/2026 to 31/03/2026 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	2 Brampton Ct VERMONT 3133	\$1,300,000	28/03/2026
2	2 Norman St MITCHAM 3132	\$1,150,000	18/03/2026
3	2 Ian Cr MITCHAM 3132	\$1,162,000	21/02/2026

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: 13/05/2026 11:22



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**Property Type:** House  
**Land Size:** 857 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,200,000 - \$1,300,000  
**Median House Price**  
 March quarter 2026: \$1,250,000

## Comparable Properties



2 Brampton Ct VERMONT 3133 (REI)

Agent Comments

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**Price:** \$1,300,000  
**Method:** Auction Sale  
**Date:** 28/03/2026  
**Property Type:** House (Res)  
**Land Size:** 916 sqm approx



2 Norman St MITCHAM 3132 (REI)

Agent Comments

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**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 18/03/2026  
**Rooms:** 10  
**Property Type:** House (Res)  
**Land Size:** 843 sqm approx



2 Ian Cr MITCHAM 3132 (REI/VG)

Agent Comments

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**Price:** \$1,162,000  
**Method:** Private Sale  
**Date:** 21/02/2026  
**Property Type:** House  
**Land Size:** 1020 sqm approx

Account - Barry Plant | P: 03 9842 8888