

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

1/97 Rooks Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$884,000 Property Type Unit Suburb Mitcham

Period - From 01/10/2025 to 31/12/2025 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	2/8 Norman St MITCHAM 3132	\$880,500	10/09/2025
2	4/13 Wickham Av FOREST HILL 3131	\$800,000	21/08/2025
3	1/281 Springvale Rd NUNAWADING 3131	\$884,000	20/08/2025

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:

13/02/2026 16:02



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Property Type: Unit
Land Size: 321 sqm approx
Agent Comments

Indicative Selling Price
 \$800,000 - \$850,000
Median Unit Price
 December quarter 2025: \$884,000

Comparable Properties



2/8 Norman St MITCHAM 3132 (REI/VG)

[Agent Comments](#)

 3
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Price: \$880,500
Method: Sold Before Auction
Date: 10/09/2025
Property Type: Unit

4/13 Wickham Av FOREST HILL 3131 (VG)

[Agent Comments](#)

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Price: \$800,000
Method: Sale
Date: 21/08/2025
Property Type: Flat/Unit/Apartment (Res)



1/281 Springvale Rd NUNAWADING 3131 (REI/VG)

[Agent Comments](#)

 3
  2
  2

Price: \$884,000
Method: Sold Before Auction
Date: 20/08/2025
Property Type: Unit

Account - Barry Plant | P: 03 9874 3355



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