

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

4/5 Rupert Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$580,000

&

\$620,000

Median sale price

Median price \$744,000

Property Type Unit

Suburb Mitcham

Period - From 07/08/2025

to

06/08/2026

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	2/12 Orient Av MITCHAM 3132	\$591,000	19/06/2026
2	1/2 Berry Av MITCHAM 3132	\$640,000	13/06/2026
3	4/8 Rupert St MITCHAM 3132	\$660,000	29/04/2026

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:

07/08/2026 14:56



 2  1  1

Property Type: Unit
Land Size: 138 sqm approx
Agent Comments

Indicative Selling Price
 \$580,000 - \$620,000
Median Unit Price
 07/08/2025 - 06/08/2026: \$744,000

Comparable Properties



2/12 Orient Av MITCHAM 3132 (REI/VG)

Agent Comments

 2  1  1

Price: \$591,000
Method: Sold Before Auction
Date: 19/06/2026
Rooms: 3
Property Type: Unit
Land Size: 148 sqm approx



1/2 Berry Av MITCHAM 3132 (REI/VG)

Agent Comments

 2  1  2

Price: \$640,000
Method: Auction Sale
Date: 13/06/2026
Property Type: Unit



4/8 Rupert St MITCHAM 3132 (REI/VG)

Agent Comments

 2  1  2

Price: \$660,000
Method: Private Sale
Date: 29/04/2026
Property Type: Unit

Account - Barry Plant | P: 03 9874 3355