

# 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

8 Rye 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 \$890,000 & \$970,000

### Median sale price

Median price \$1,270,000 Property Type House Suburb Mitcham

Period - From 01/04/2026 to 30/06/2026 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.

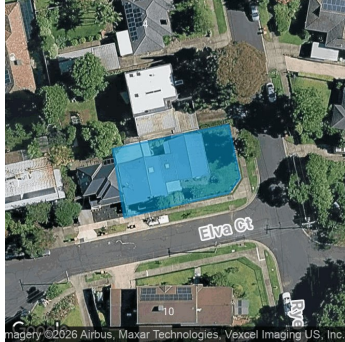
|   | Address of comparable property | Price     | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 7 Lemon Gr NUNAWADING 3131     | \$885,000 | 08/07/2026   |
| 2 | 2 Newport St NUNAWADING 3131   | \$905,000 | 04/06/2026   |
| 3 | 4 Calcutta St MITCHAM 3132     | \$920,000 | 08/02/2026   |

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:

13/07/2026 12:42



 3  1  2

**Property Type:** House  
**Land Size:** 410 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$890,000 - \$970,000  
**Median House Price**  
June quarter 2026: \$1,270,000

## Comparable Properties



**7 Lemon Gr NUNAWADING 3131 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$885,000  
**Method:** Private Sale  
**Date:** 08/07/2026  
**Property Type:** House (Res)  
**Land Size:** 400 sqm approx



**2 Newport St NUNAWADING 3131 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$905,000  
**Method:** Private Sale  
**Date:** 04/06/2026  
**Property Type:** House  
**Land Size:** 355 sqm approx



**4 Calcutta St MITCHAM 3132 (VG)**

**Agent Comments**

 3  1  4

**Price:** \$920,000  
**Method:** Sale  
**Date:** 08/02/2026  
**Property Type:** House (Res)  
**Land Size:** 570 sqm approx

**Account - Barry Plant** | P: 03 9842 8888