

# 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

1/451 Springfield Road, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$788,000

### Median sale price

Median price \$730,000

Property Type Unit

Suburb Mitcham

Period - From 05/05/2025

to 04/05/2026

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 | 2/3-5 Quarry Rd MITCHAM 3132   | \$825,000 | 14/03/2026   |
| 2 | 4/1 Wooddale Gr MITCHAM 3132   | \$820,000 | 12/11/2025   |
| 3 | 16 Luckie St NUNAWADING 3131   | \$850,000 | 11/10/2025   |

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:

05/05/2026 16:57



 3    1    2

**Property Type:** Unit  
**Land Size:** 327 sqm approx

**Agent Comments**

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

**Indicative Selling Price**

\$788,000

**Median Unit Price**

05/05/2025 - 04/05/2026: \$730,000

## Comparable Properties



**2/3-5 Quarry Rd MITCHAM 3132 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$825,000  
**Method:** Auction Sale  
**Date:** 14/03/2026  
**Rooms:** 7  
**Property Type:** Unit



**4/1 Wooddale Gr MITCHAM 3132 (REI/VG)**

**Agent Comments**

 3    1    1

**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 12/11/2025  
**Property Type:** Unit



**16 Luckie St NUNAWADING 3131 (REI/VG)**

**Agent Comments**

 3    1    1

**Price:** \$850,000  
**Method:** Auction Sale  
**Date:** 11/10/2025  
**Property Type:** Unit  
**Land Size:** 360 sqm approx

**Account - Barry Plant | P: 03 9874 3355**