

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

459 Springfield Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

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

Period - From 11/08/2025 to 10/08/2026 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	63 Burnett St MITCHAM 3132	\$850,000	07/08/2026
2	10 Olwen St NUNAWADING 3131	\$905,000	12/05/2026
3	413 Springfield Rd MITCHAM 3132	\$995,000	28/03/2026

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:

11/08/2026 12:31



 3  1  1

Property Type: House
Land Size: 621 sqm approx
Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median House Price

11/08/2025 - 10/08/2026: \$1,270,000

Comparable Properties



63 Burnett St MITCHAM 3132 (REI)

Agent Comments

 3  1  1

Price: \$850,000
Method: Private Sale
Date: 07/08/2026
Property Type: House
Land Size: 518 sqm approx



10 Olwen St NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  2

Price: \$905,000
Method: Private Sale
Date: 12/05/2026
Property Type: House (Res)
Land Size: 604 sqm approx



413 Springfield Rd MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  2

Price: \$995,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 612 sqm approx

Account - Barry Plant | P: 03 9874 3355