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	2/30 Warnes Road, Mitcham Vic 3132

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $905,000 Property Type Townhouse Suburb Mitcham

Period - From 09/09/2024 to 08/09/2025 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	15/37 William St RINGWOOD 3134	$838,000	08/09/2025
2	2/61 Lucknow St MITCHAM 3132	$1,160,000	17/03/2025
3	1/581 Whitehorse Rd MITCHAM 3132	$920,000	08/03/2025

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: 09/09/2025 17:28

2/30 Warnes Road, Mitcham Vic 3132



3 2 2

Property Type: Townhouse (Single)
Land Size: 230 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $980,000
Median Townhouse Price
09/09/2024 - 08/09/2025: $905,000

Comparable Properties



15/37 William St RINGWOOD 3134 (REI)

3 2 2

Price: $838,000
Method: Private Sale
Date: 08/09/2025
Property Type: Townhouse (Single)

Agent Comments



2/61 Lucknow St MITCHAM 3132 (REI/VG)

3 2 2

Price: $1,160,000
Method: Private Sale
Date: 17/03/2025
Property Type: Townhouse (Single)
Land Size: 216 sqm approx

Agent Comments



1/581 Whitehorse Rd MITCHAM 3132 (REI/VG)

3 2 1

Price: $920,000
Method: Private Sale
Date: 08/03/2025
Property Type: Townhouse (Single)
Land Size: 313 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9874 3355

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