

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 57 Wattle Valley Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,250,000 Property Type House Suburb Mitcham

Period - From 01/01/2026 to 31/03/2026 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	6 Cantala Cr RINGWOOD NORTH 3134	\$1,550,000	20/02/2026
2	35 Barkly Tce MITCHAM 3132	\$1,711,000	05/01/2026
3	10 Dalmor Av MITCHAM 3132	\$1,801,000	31/12/2025

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: 08/04/2026 16:36



 3
  2
  1

Property Type: House (Res)

Land Size: 798 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

March quarter 2026: \$1,250,000

Comparable Properties



6 Cantala Cr RINGWOOD NORTH 3134 (REI)

Agent Comments

 4
  2
  2

Price: \$1,550,000

Method: Private Sale

Date: 20/02/2026

Property Type: House (Res)

Land Size: 670 sqm approx



35 Barkly Tce MITCHAM 3132 (REI/VG)

Agent Comments

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  2
  2

Price: \$1,711,000

Method: Private Sale

Date: 05/01/2026

Property Type: House

Land Size: 656 sqm approx



10 Dalmor Av MITCHAM 3132 (REI/VG)

Agent Comments

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  2
  2

Price: \$1,801,000

Method: Private Sale

Date: 31/12/2025

Property Type: House

Land Size: 691 sqm approx

Account - Barry Plant | P: 03 9874 3355