

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

212/435-439 Whitehorse Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$490,000 & \$530,000

Median sale price

Median price \$810,000 Property Type Unit 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	207/569-571 Whitehorse Rd MITCHAM 3132	\$515,000	21/07/2026
2	402/12 Wood St NUNAWADING 3131	\$531,000	10/04/2026
3	12/148 Mitcham Rd DONVALE 3111	\$525,000	07/03/2026

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:

28/07/2026 14:01



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$490,000 - \$530,000

Median Unit Price

June quarter 2026: \$810,000

Comparable Properties



207/569-571 Whitehorse Rd MITCHAM 3132 (REI)

Agent Comments

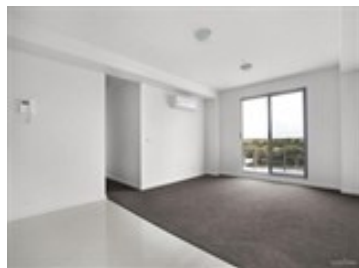
 2  2  1

Price: \$515,000

Method: Private Sale

Date: 21/07/2026

Property Type: Apartment



402/12 Wood St NUNAWADING 3131 (REI/VG)

Agent Comments

 2  2  1

Price: \$531,000

Method: Private Sale

Date: 10/04/2026

Property Type: Apartment



12/148 Mitcham Rd DONVALE 3111 (REI/VG)

Agent Comments

 2  2  1

Price: \$525,000

Method: Private Sale

Date: 07/03/2026

Property Type: Apartment

Land Size: 81 sqm approx

Account - Barry Plant | P: 03 9842 8888