

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

4/565 Whitehorse Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$780,000

&

\$820,000

Median sale price

Median price \$749,000

Property Type Unit

Suburb Mitcham

Period - From 16/01/2025

to

15/01/2026

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	1/69 Doncaster East Rd MITCHAM 3132	\$835,000	22/11/2025
2	6/12 Harrison St MITCHAM 3132	\$861,000	02/08/2025
3	6/565 Whitehorse Rd MITCHAM 3132	\$736,000	27/06/2025

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:

16/01/2026 17:33



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Property Type: Unit
Land Size: 176 sqm approx
Agent Comments

Indicative Selling Price
 \$780,000 - \$820,000
Median Unit Price
 16/01/2025 - 15/01/2026: \$749,000

Comparable Properties



1/69 Doncaster East Rd MITCHAM 3132 (REI)

Agent Comments

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Price: \$835,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Unit
Land Size: 335 sqm approx



6/12 Harrison St MITCHAM 3132 (REI/VG)

Agent Comments

 2  1  1

Price: \$861,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Unit



6/565 Whitehorse Rd MITCHAM 3132 (REI/VG)

Agent Comments

 2  1  1

Price: \$736,000
Method: Private Sale
Date: 27/06/2025
Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9874 3355