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	21 Willow Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,200,000 Property Type House Suburb Mitcham

Period - From 01/01/2025 to 31/03/2025 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	10 Hardwood Ct MITCHAM 3132	$1,050,000	08/05/2025
2	10 Clive St MITCHAM 3132	$875,000	08/02/2025
3	23 Somers St MITCHAM 3132	$1,100,000	17/01/2025

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: 22/05/2025 11:04

21 Willow Avenue, Mitcham Vic 3132



3 1 2

Property Type: House
Land Size: 639 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
March quarter 2025: $1,200,000

Comparable Properties



10 Hardwood Ct MITCHAM 3132 (REI)

3 1 2

Price: $1,050,000
Method: Private Sale
Date: 08/05/2025
Property Type: House
Land Size: 585 sqm approx

Agent Comments



10 Clive St MITCHAM 3132 (REI/VG)

3 1 1

Price: $875,000
Method: Auction Sale
Date: 08/02/2025
Property Type: House (Res)
Land Size: 515 sqm approx

Agent Comments



23 Somers St MITCHAM 3132 (REI/VG)

3 1 1

Price: $1,100,000
Method: Private Sale
Date: 17/01/2025
Property Type: House
Land Size: 996 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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