

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 Windouran Drive, Mitcham Vic 3132

Indicative selling price

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

Range between \$970,000 & \$1,030,000

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	29 Bruce St MITCHAM 3132	\$861,000	10/04/2026
2	3 Ferguson St MITCHAM 3132	\$1,070,000	14/02/2026
3	4 Calcutta St MITCHAM 3132	\$920,000	08/02/2026

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:

28/04/2026 14:49



 3  2  2

Property Type: House
Land Size: 615 sqm approx
 Agent Comments

Indicative Selling Price
 \$970,000 - \$1,030,000
Median House Price
 March quarter 2026: \$1,250,000

Comparable Properties



29 Bruce St MITCHAM 3132 (REI)

Agent Comments

 3  1  1

Price: \$861,000
Method: Private Sale
Date: 10/04/2026
Rooms: 5
Property Type: House (Res)
Land Size: 543 sqm approx



3 Ferguson St MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,070,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 590 sqm approx



4 Calcutta St MITCHAM 3132 (VG)

Agent Comments

 3  -  -

Price: \$920,000
Method: Sale
Date: 08/02/2026
Property Type: House (Res)
Land Size: 570 sqm approx

Account - Barry Plant | P: 03 9874 3355