

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

1C Wooddale Grove, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Mitcham

Period - From 01/07/2025

to

30/09/2025

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	1d Wooddale Gr MITCHAM 3132	\$1,240,000	26/07/2025
2	33 Cobham Rd MITCHAM 3132	\$1,055,000	21/06/2025
3	26 Cobham Rd MITCHAM 3132	\$1,100,000	24/05/2025

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:

26/10/2025 15:59

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

September quarter 2025: \$1,250,000



 3  2  2

Property Type: House
Land Size: 365 sqm approx
Agent Comments

Comparable Properties



1d Wooddale Gr MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$1,240,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 323 sqm approx



33 Cobham Rd MITCHAM 3132 (REI)

Agent Comments

 3  2  1

Price: \$1,055,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 359 sqm approx



26 Cobham Rd MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$1,100,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House
Land Size: 534 sqm approx

Account - Barry Plant | P: 03 9842 8888



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