

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

2/11 Hedge End Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$880,000 & \$920,000

Median sale price

Median price \$857,000 Property Type Unit Suburb Mitcham

Period - From 01/07/2025 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	1/10 Paula Cr DONCASTER EAST 3109	\$880,000	15/07/2026
2	1/2 Vigilant Av NUNAWADING 3131	\$955,800	06/06/2026
3	1/5 Lemon Gr NUNAWADING 3131	\$915,500	16/05/2026

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:

17/09/2026 09:06



3 2 2

Property Type: Unit

Land Size: 258 sqm approx

Agent Comments

Comparable Properties



1/10 Paula Cr DONCASTER EAST 3109 (REI)

Agent Comments

3 1 1

Price: \$880,000

Method: Private Sale

Date: 15/07/2026

Property Type: Unit

Land Size: 343 sqm approx



1/2 Vigilant Av NUNAWADING 3131 (REI)

Agent Comments

3 2 2

Price: \$955,800

Method: Auction Sale

Date: 06/06/2026

Property Type: Unit

Land Size: 286 sqm approx



1/5 Lemon Gr NUNAWADING 3131 (REI)

Agent Comments

3 1 2

Price: \$915,500

Method: Auction Sale

Date: 16/05/2026

Property Type: Unit

Land Size: 248 sqm approx