

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

8 Haddon Court, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Mitcham

Period - From 01/07/2024

to

30/06/2025

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	32 Wattle Valley Rd MITCHAM 3132	\$1,250,000	27/06/2025
2	15 Manorwood PI MITCHAM 3132	\$1,240,000	07/05/2025
3	24 Beaufort St MITCHAM 3132	\$1,187,500	26/04/2025

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:

29/07/2025 17:20

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending June 2025: \$1,200,000



Property Type:
Agent Comments

Comparable Properties



32 Wattle Valley Rd MITCHAM 3132 (REI)

Agent Comments



Price: \$1,250,000
Method: Private Sale
Date: 27/06/2025
Property Type: House
Land Size: 714 sqm approx



15 Manorwood PI MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$1,240,000
Method: Auction Sale
Date: 07/05/2025
Property Type: House (Res)
Land Size: 730 sqm approx



24 Beaufort St MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$1,187,500
Method: Sold Before Auction
Date: 26/04/2025
Property Type: House (Res)
Land Size: 935 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



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