

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

2/32-34 Burnett Street, Mitcham Vic 3132

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Mitcham

Period - From

01/04/2025

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	1/34 Sherbrook Av RINGWOOD 3134	\$702,500	03/05/2025
2	3/377 Springfield Rd NUNAWADING 3131	\$735,000	15/02/2025
3	3/377-383 Springfield Rd NUNAWADING 3131	\$735,000	15/02/2025

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:

09/07/2025 11:16



2 1 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

June quarter 2025: \$800,000

Comparable Properties



1/34 Sherbrook Av RINGWOOD 3134 (REI/VG)

Agent Comments

2 1 1

Price: \$702,500

Method: Auction Sale

Date: 03/05/2025

Property Type: Unit

Land Size: 306 sqm approx



3/377 Springfield Rd NUNAWADING 3131 (VG)

Agent Comments

2 - -

Price: \$735,000

Method: Sale

Date: 15/02/2025

Property Type: Flat/Unit/Apartment (Res)



3/377-383 Springfield Rd NUNAWADING 3131 (REI)

Agent Comments

2 1 1

Price: \$735,000

Method: Auction Sale

Date: 15/02/2025

Property Type: Unit

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