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	2/32-34 Burnett Street, Mitcham Vic 3132
Including suburb and	
postcode	

Indicative selling price

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

Range between \$700,000 & \$750,000	Range between	\$700,000	&	\$750,000
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Median sale price

Median price	\$800,000	Pro	perty Type	Jnit		Suburb	Mitcham
Period - From	01/04/2025	to	30/06/2025	S	ource	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

Add	dress 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 comparableproperties 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













Property Type: Townhouse

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)

Price: \$702,500

Method: Auction Sale Date: 03/05/2025 Property Type: Unit

Land Size: 306 sqm approx

Agent Comments



3/377 Springfield Rd NUNAWADING 3131 (VG)





Price: \$735,000 Method: Sale Date: 15/02/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



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

Price: \$735,000





Method: Auction Sale Date: 15/02/2025 Property Type: Unit

Agent Comments

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





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