

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

6/27 Percy Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$955,000

Property Type Townhouse

Suburb Mitcham

Period - From 12/06/2024

to 11/06/2025

Source Property Data

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	3/467 Mitcham Rd MITCHAM 3132	\$920,000	11/12/2024
2	2/17 Dudley St MITCHAM 3132	\$898,000	03/05/2025
3	23/520 Mitcham Rd MITCHAM 3132	\$940,000	12/04/2025

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:

12/06/2025 14:51



 3  1  2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median Townhouse Price
12/06/2024 - 11/06/2025: \$955,000

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.

Comparable Properties



3/467 Mitcham Rd MITCHAM 3132 (REI)

Agent Comments

 3  3  2

Price: \$920,000
Method:
Date: 11/12/2024
Property Type: Townhouse (Single)



2/17 Dudley St MITCHAM 3132 (REI/VG)

Agent Comments

 2  2  1

Price: \$898,000
Method: Auction Sale
Date: 03/05/2025
Property Type: Townhouse (Single)

+ Study



23/520 Mitcham Rd MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$940,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Townhouse (Res)