

# 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

6/12 Harrison Street, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$770,000

&

\$840,000

### Median sale price

Median price \$700,000

Property Type Unit

Suburb Mitcham

Period - From 17/07/2024

to

16/07/2025

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	2/26 Harrison St MITCHAM 3132	\$728,000	08/05/2025
2	2/27 Victoria Av MITCHAM 3132	\$660,000	22/03/2025
3	2/5 Orient Av MITCHAM 3132	\$777,000	01/03/2025

**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:

17/07/2025 15:00



2 1 1

Property Type: Unit  
Agent Comments

Comparable Properties



2/26 Harrison St MITCHAM 3132 (REI/VG)

Agent Comments

3 1 1

Price: \$728,000  
Method: Private Sale  
Date: 08/05/2025  
Property Type: Townhouse (Single)



2/27 Victoria Av MITCHAM 3132 (REI/VG)

Agent Comments

2 1 2

Price: \$660,000  
Method: Auction Sale  
Date: 22/03/2025  
Property Type: Unit



2/5 Orient Av MITCHAM 3132 (REI/VG)

Agent Comments

2 1 1

Price: \$777,000  
Method: Auction Sale  
Date: 01/03/2025  
Property Type: Unit