

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

530b/1 Colombo Street, Mitcham Vic 3132

Indicative selling price

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

Single price

\$400,000

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	307/339 Mitcham Rd MITCHAM 3132	\$437,500	19/06/2025
2	208A/1-19 Colombo St MITCHAM 3132	\$405,000	14/05/2025
3	431B/1 Colombo St MITCHAM 3132	\$385,000	16/11/2024

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:

24/07/2025 12:05



2
 2
 1

Property Type: Apartment
 Agent Comments

Indicative Selling Price

\$400,000

Median Unit Price

June quarter 2025: \$800,000

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



307/339 Mitcham Rd MITCHAM 3132 (REI/VG)

Agent Comments

2
 1
 1

Price: \$437,500

Method: Private Sale

Date: 19/06/2025

Property Type: Apartment



208A/1-19 Colombo St MITCHAM 3132 (REI)

Agent Comments

2
 2
 1

Price: \$405,000

Method: Private Sale

Date: 14/05/2025

Property Type: Unit



431B/1 Colombo St MITCHAM 3132 (REI/VG)

Agent Comments

2
 2
 1

Price: \$385,000

Method: Auction Sale

Date: 16/11/2024

Property Type: Apartment