Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 19/10/2026

Property offered for sale

Address
Including suburb and postcode: 475 Mitcham Road, Mitcham Vic 3132

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	2	N/A	N/A

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $988,000 & $1,068,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $1,175,000 | Property type House | Suburb Mitcham

Period: from 01/07/2026 to 30/09/2026 | Source REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	5 Yardley Ct FOREST HILL 3131		
Sale price	$1,015,000	Date of sale	08/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	1	121	658

Comparable property 2

Address	10 Arcady Gr VERMONT 3133		
Sale price	$1,060,500	Date of sale	27/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	2	151	651

Comparable property 3

Address	90 Shady Gr FOREST HILL 3131		
Sale price	$977,000	Date of sale	16/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	2	1	131	587

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=a0a9c86b1b0c94d13df9bc6026f3146c

475 Mitcham Road, Mitcham Vic 3132



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$988,000 - $1,068,000
Median House Price
September quarter 2026: $1,175,000

Property has been refurbished and is nicely presented - In a Duel School Zone with Vermont Secondary and Rangeview Primary School Walk to Shops, Schools and Mitcham Train Station.

Comparable Properties



5 Yardley Ct FOREST HILL 3131 (REI)

3 1 1

Price: $1,015,000
Method: Sold Before Auction
Date: 08/07/2026
Property Type: House (Res)
Land Size: 658 sqm approx

Agent Comments

House Size is very similar Land is much bigger @140m2 larger Same 3/1/1 Presentation Walk to Brentford Square S/C



10 Arcady Gr VERMONT 3133 (REI)

3 1 2

Price: $1,060,500
Method: Sold Before Auction
Date: 27/06/2026
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments

House Size is very similar 11m2 larger Land is much bigger @110m2 larger Same 3/1/2 Presentation not on Main Rd



90 Shady Gr FOREST HILL 3131 (REI)

3 2 1

Price: $977,000
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)
Land Size: 587 sqm approx

Agent Comments

House Size is very similar @9m2 smaller Land is very Similar @60m2 larger Same 3/2/1 Presentation - does have 2 bathrooms and not on Main Road

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