

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

1/24 Dudley Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Mitcham

Period - From 01/07/2024

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	123 Rooks Rd NUNAWADING 3131	\$1,210,000	01/04/2025
2	2/61 Lucknow St MITCHAM 3132	\$1,160,000	17/03/2025
3	23 Madison Blvd MITCHAM 3132	\$1,070,000	27/02/2025

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:

29/07/2025 11:17

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending June 2025: \$1,200,000



3 2 2

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 304 sqm approx
Agent Comments

Comparable Properties



123 Rooks Rd NUNAWADING 3131 (REI/VG)

Agent Comments

4 2 2

Price: \$1,210,000
Method: Private Sale
Date: 01/04/2025
Property Type: Townhouse (Single)
Land Size: 413 sqm approx



2/61 Lucknow St MITCHAM 3132 (REI/VG)

Agent Comments

3 2 2

Price: \$1,160,000
Method: Private Sale
Date: 17/03/2025
Property Type: Townhouse (Single)
Land Size: 216 sqm approx



23 Madison Blvd MITCHAM 3132 (REI/VG)

Agent Comments

3 2 2

Price: \$1,070,000
Method: Sold Before Auction
Date: 27/02/2025
Property Type: Townhouse (Res)