

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

57 Quarry Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Mitcham

Period - From 01/01/2025

to

31/03/2025

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	7 Clive St MITCHAM 3132	\$980,000	30/04/2025
2	28 Good Governs St MITCHAM 3132	\$850,000	10/02/2025
3	85 Percy St MITCHAM 3132	\$1,012,000	09/01/2025

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:

17/06/2025 16:15



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Property Type: House
Land Size: 724 sqm approx
Agent Comments

Indicative Selling Price
 \$900,000 - \$950,000
Median House Price
 March quarter 2025: \$1,200,000

Comparable Properties



7 Clive St MITCHAM 3132 (REI)

Agent Comments

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Price: \$980,000
Method: Private Sale
Date: 30/04/2025
Property Type: House (Res)
Land Size: 705 sqm approx



28 Good Governs St MITCHAM 3132 (REI/VG)

Agent Comments

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Price: \$850,000
Method: Private Sale
Date: 10/02/2025
Property Type: House (Res)
Land Size: 637 sqm approx



85 Percy St MITCHAM 3132 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,012,000
Method: Private Sale
Date: 09/01/2025
Property Type: House
Land Size: 813 sqm approx

Account - Barry Plant | P: 03 9842 8888