

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

g04/370-372 Mitcham Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$575,000

&

\$630,000

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	7/84 Mount Pleasant Rd NUNAWADING 3131	\$585,000	27/06/2025
2	4/30 Brunswick Rd MITCHAM 3132	\$626,888	23/06/2025
3	2/366 Mitcham Rd MITCHAM 3132	\$626,500	14/05/2025

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:

16/07/2025 12:44

 2  1  1

Property Type: Subdivided Flat -
Single OYO Flat
Agent Comments

Indicative Selling Price
\$575,000 - \$630,000
Median Unit Price
June quarter 2025: \$800,000

Comparable Properties



7/84 Mount Pleasant Rd NUNAWADING 3131 (REI/VG) **Agent Comments**

 2  1  1

Price: \$585,000
Method: Private Sale
Date: 27/06/2025
Property Type: Unit
Land Size: 86 sqm approx



4/30 Brunswick Rd MITCHAM 3132 (REI) **Agent Comments**

 2  1  1

Price: \$626,888
Method: Private Sale
Date: 23/06/2025
Property Type: Unit



2/366 Mitcham Rd MITCHAM 3132 (REI) **Agent Comments**

 2  1  2

Price: \$626,500
Method: Private Sale
Date: 14/05/2025
Property Type: Unit