Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	57 Quarry Road, Mitcham Vic 3132
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$880,000	&	\$920,000

Median sale price

Median price	\$1,200,000	Pro	perty Type	House		Suburb	Mitcham
Period - From	23/07/2024	to	22/07/2025		Source	Property	/ Data

Comparable property sales (*Delete A or B below as applicable)

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

Add	dress 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

В* 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:	23/07/2025 09:22
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Property Type: House Land Size: 724 sqm approx

Agent Comments

Indicative Selling Price \$880,000 - \$920,000 **Median House Price** 23/07/2024 - 22/07/2025: \$1,200,000

Comparable Properties

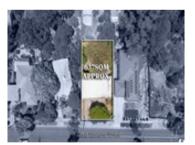


7 Clive St MITCHAM 3132 (REI)

Price: \$980,000 Method: Private Sale Date: 30/04/2025

Property Type: House (Res) Land Size: 705 sqm approx

Agent Comments



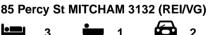
28 Good Governs St MITCHAM 3132 (REI/VG)



Agent Comments

Price: \$850,000 Method: Private Sale Date: 10/02/2025

Property Type: House (Res) Land Size: 637 sqm approx



Agent Comments



Price: \$1,012,000 Method: Private Sale Date: 09/01/2025 Property Type: House

Land Size: 813 sqm approx

Account - Barry Plant | P: 03 9874 3355



