

# 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](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$1,200,000 Property 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)

**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:

23/07/2025 09:22



3 1 0

**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)**

**Agent Comments**

3 1 1

**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**

3 - -

**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 9874 3355**