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	35 Rosstrevor Crescent, Mitcham Vic 3132
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,800,000

Median sale price

Median price \$1,200,000	Pro	operty Type Ho	use	Suburb	Mitcham
Period - From 01/07/2024	to	30/06/2025	Sou	rce 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 19 Owen St MITCHAM 3132 \$2 370 000 14/06/2025

_ '	10 GWC11 GE WITT GT 17 WI G 102	Ψ2,070,000	1-1/00/2020
2	13 Albert St MITCHAM 3132	\$1,650,000	28/05/2025
3	46 Glenburnie Rd MITCHAM 3132	\$2,088,888	27/03/2025

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 11:49





Aaron McDonald

Indicative Selling Price \$1,800,000 **Median House Price** Year ending June 2025: \$1,200,000

03 9844 3085 0402 145 395 aaron.mcdonald@fletchers.net.au





Property Type: House (Res) Land Size: 652 sqm approx

Agent Comments

Comparable Properties



19 Owen St MITCHAM 3132 (REI)

Price: \$2,370,000 Method: Auction Sale Date: 14/06/2025

Property Type: House (Res) Land Size: 603 sqm approx

Agent Comments



13 Albert St MITCHAM 3132 (REI/VG)

Agent Comments

Price: \$1,650,000 Method: Private Sale Date: 28/05/2025 Property Type: House Land Size: 414 sqm approx



46 Glenburnie Rd MITCHAM 3132 (REI/VG)

Price: \$2,088,888

Method: Sold Before Auction

Date: 27/03/2025

Property Type: House (Res) Land Size: 1668 sqm approx **Agent Comments**

Account - Fletchers | P: 03 9841 5788 | F: 9841 6588





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