

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

35 Rosstrevor Crescent, Mitcham Vic 3132

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

Property Type

House

Suburb

Mitcham

Period - From

01/07/2024

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	19 Owen St MITCHAM 3132	\$2,370,000	14/06/2025
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

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Indicative Selling Price

\$1,800,000

Median House Price

Year ending June 2025: \$1,200,000



5 2 3

Property Type: House (Res)

Land Size: 652 sqm approx

Agent Comments

Comparable Properties



19 Owen St MITCHAM 3132 (REI)

Agent Comments

5 2 2

Price: \$2,370,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)

Land Size: 603 sqm approx



13 Albert St MITCHAM 3132 (REI/VG)

Agent Comments

5 3 2

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)

Agent Comments

5 2 2

Price: \$2,088,888

Method: Sold Before Auction

Date: 27/03/2025

Property Type: House (Res)

Land Size: 1668 sqm approx

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