

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

8 Peel Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$980,000 & \$1,075,000

Median sale price

Median price \$1,182,000 Property Type House Suburb Mitcham

Period - From 01/04/2024 to 31/03/2025 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	99 Rooks Rd MITCHAM 3132	\$1,088,000	20/02/2025
2	33 Mountfield Rd MITCHAM 3132	\$980,000	19/01/2025
3	9 Kendall St NUNAWADING 3131	\$1,025,000	07/12/2024

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:

05/05/2025 12:33

8 Peel Street, Mitcham Vic 3132

**Jellis
Craig**

John Stack

9908 5700

0402 443 312

johnstack@jellisrcraig.com.au

Indicative Selling Price

\$980,000 - \$1,075,000

Median House Price

Year ending March 2025: \$1,182,000



3 2 1

Property Type: House

Land Size: 493 sqm approx

Agent Comments

Comparable Properties



99 Rooks Rd MITCHAM 3132 (REI/VG)

Agent Comments

3 1 3

Price: \$1,088,000

Method: Sold Before Auction

Date: 20/02/2025

Property Type: House (Res)

Land Size: 639 sqm approx



33 Mountfield Rd MITCHAM 3132 (VG)

Agent Comments

4 - -

Price: \$980,000

Method: Sale

Date: 19/01/2025

Property Type: House (Res)

Land Size: 607 sqm approx



9 Kendall St NUNAWADING 3131 (REI/VG)

Agent Comments

3 1 2

Price: \$1,025,000

Method: Auction Sale

Date: 07/12/2024

Property Type: House (Res)

Land Size: 590 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



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