

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

g06/370-372 Mitcham Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$520,000

&

\$570,000

Median sale price

Median price \$800,000

Property Type Unit

Suburb Mitcham

Period - From 01/04/2025

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 | 5/41 Orient Av MITCHAM 3132 | \$550,000 | 12/07/2025 |
| 2 | 2/24 Harrison St MITCHAM 3132 | \$550,000 | 30/06/2025 |
| 3 | 106/370-372 Mitcham Rd MITCHAM 3132 | \$560,000 | 12/04/2025 |

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:

16/07/2025 13:09



Property Type:
Agent Comments

Indicative Selling Price
\$520,000 - \$570,000
Median Unit Price
June quarter 2025: \$800,000

Comparable Properties



5/41 Orient Av MITCHAM 3132 (REI)

Agent Comments



Price: \$550,000
Method: Auction Sale
Date: 12/07/2025
Property Type: Unit



2/24 Harrison St MITCHAM 3132 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 30/06/2025
Property Type: Unit



106/370-372 Mitcham Rd MITCHAM 3132 (REI)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 12/04/2025
Property Type: Apartment