

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

3 Longleaf Grove, Mitcham Vic 3132

Indicative selling price

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

Single price

\$938,000

Median sale price

Median price

\$982,000

Property Type

Townhouse

Suburb

Mitcham

Period - From

10/06/2025

to

09/06/2026

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	3/12 Short St VERMONT 3133	\$940,000	25/05/2026
2	1/32-34 Burnett St MITCHAM 3132	\$950,000	29/04/2026
3	7/198-208 Springvale Rd NUNAWADING 3131	\$935,000	19/03/2026

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:

10/06/2026 15:51

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Indicative Selling Price

\$938,000

Median Townhouse Price

10/06/2025 - 09/06/2026: \$982,000



 3  2  1

Property Type: Townhouse
(Single)

Land Size: 170 sqm approx

Agent Comments

Comparable Properties



3/12 Short St VERMONT 3133 (REI)

Agent Comments

 3  2  2

Price: \$940,000

Method: Private Sale

Date: 25/05/2026

Property Type: Townhouse (Single)

Land Size: 205 sqm approx



1/32-34 Burnett St MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$950,000

Method: Private Sale

Date: 29/04/2026

Property Type: Townhouse (Res)

Land Size: 208 sqm approx



7/198-208 Springvale Rd NUNAWADING 3131 (REI)

Agent Comments

 3  2  1

Price: \$935,000

Method: Sold Before Auction

Date: 19/03/2026

Property Type: Townhouse (Res)

Land Size: 244 sqm approx

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