

# 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

4/485 Mitcham Road, Mitcham VIC 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$590,000

&

\$645,000

### Median sale price

Median price

\$802,500

Property Type

Unit

Suburb

Mitcham

Period - From

22/01/2025

to

21/07/2025

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
20/39-41 Mount Pleasant Rd, Nunawading Vic	\$623,800	19/07/2025
4/30 Brunswick Rd, Mitcham Vic	\$626,888	23/06/2025
4/444 Canterbury Rd, FOREST HILL Vic	\$610,000	01/04/2025

This Statement of Information was prepared on:

22/07/2025