Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	6/12 Harrison Street, Mitcham Vic 3132
Including suburb and	
postcode	

Indicative selling price

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

Range between \$690,000	&	\$750,000
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Median sale price*

Median price	\$856,000	Pro	perty Type	Jnit		Suburb	Mitcham
Period - From	01/01/2025	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

Add	dress of comparable property	Price	Date of sale
1	2/26 Harrison St MITCHAM 3132	\$728,000	08/05/2025
2	2/27 Victoria Av MITCHAM 3132	\$660,000	22/03/2025
3	2/5 Orient Av MITCHAM 3132	\$777,000	01/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/07/2025 09:26
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JellisCraig





Property Type: Unit **Agent Comments**

Indicative Selling Price \$690,000 - \$750,000 **Median Unit Price *** 01/01/2025 - 31/03/2025: \$856.000 * Agent calculated median

Comparable Properties



2/26 Harrison St MITCHAM 3132 (REI/VG)

Agent Comments

Price: \$728,000 Method: Private Sale Date: 08/05/2025

Property Type: Townhouse (Single)



2/27 Victoria Av MITCHAM 3132 (REI/VG)

2



Agent Comments

Price: \$660,000 Method: Auction Sale Date: 22/03/2025 Property Type: Unit



2/5 Orient Av MITCHAM 3132 (REI/VG)

Price: \$777,000 Method: Auction Sale Date: 01/03/2025 Property Type: Unit

Agent Comments

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





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