

# 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

14 Somers Street, 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 \$800,000 & \$850,000

### Median sale price

Median price \$1,200,000 Property Type House 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		Price	Date of sale
1	28 Good Governs St MITCHAM 3132	\$850,000	10/02/2025
2			
3			

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: 30/06/2025 10:31

14 Somers Street, Mitcham Vic 3132



Frank Perri  
8841 4888

0414 680 483

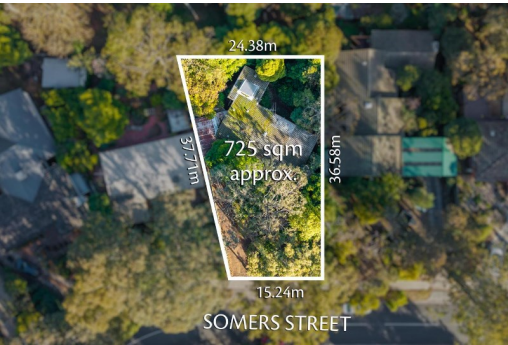
frankperri@jellisrcraig.com.au

**Indicative Selling Price**

\$800,000 - \$850,000

**Median House Price**

March quarter 2025: \$1,200,000



4   2   2

**Property Type:** House

**Land Size:** 725 sqm approx

**Agent Comments**

## Comparable Properties



**28 Good Governs St MITCHAM 3132 (REI/VG)**

**Agent Comments**

3   -   -

**Price:** \$850,000

**Method:** Private Sale

**Date:** 10/02/2025

**Property Type:** House (Res)

**Land Size:** 637 sqm approx

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.

**Account - Jellis Craig | P: 03 8841 4888**



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