Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 4 Mintleaf Grove, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$875,000								
Median sale price									
Median price	\$940,000	Property Type	Townhouse	Suburb	Mitcham				
Period - From	21/07/2024	to 20/07/2025	5 Sc	purce Property	y 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.

Ad	dress of comparable property	Price	Date of sale
1	8/198-208 Springvale Rd NUNAWADING 3131	\$835,000	05/03/2025
2	58 Madison Blvd MITCHAM 3132	\$905,000	26/02/2025
3	7 Maple Gr MITCHAM 3132	\$1,050,000	14/12/2024

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.

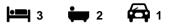
This Statement of Information was prepared on:

21/07/2025 14:30



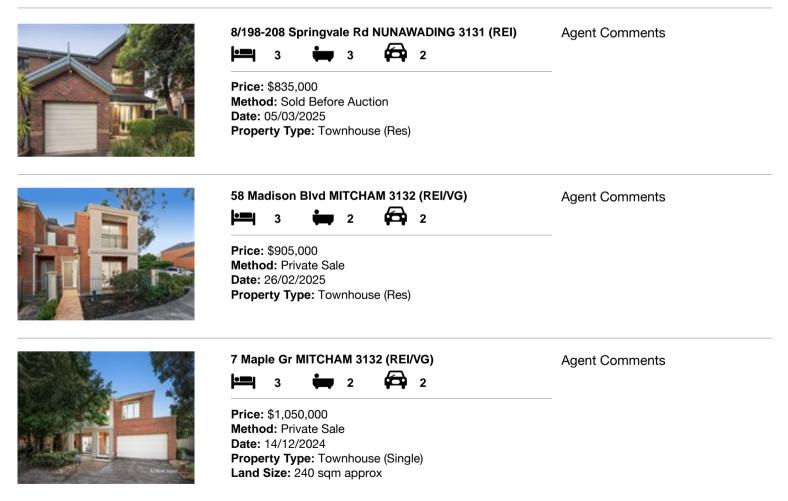






Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$875,000 Median Townhouse Price 21/07/2024 - 20/07/2025: \$940,000

Comparable Properties



Account - Barry Plant | P: 03 9874 3355



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