

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

2 Lucknow Court, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,680,000

&

\$1,750,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Mitcham

Period - From 01/07/2024

to 30/06/2025

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	10 Savage Ct NUNAWADING 3131	\$1,750,000	19/05/2025
2	72 Creek Rd MITCHAM 3132	\$1,785,000	05/04/2025
3	34 Carinya Rd VERMONT 3133	\$1,752,000	19/03/2025

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:

17/07/2025 11:07

2 Lucknow Court, Mitcham Vic 3132



Miranda Bailey

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Indicative Selling Price

\$1,680,000 - \$1,750,000

Median House Price

Year ending June 2025: \$1,200,000



4 3 1

Property Type: House (Res)

Land Size: 620 sqm approx

Agent Comments

Comparable Properties



10 Savage Ct NUNAWADING 3131 (REI)

Agent Comments

4 2 2

Price: \$1,750,000

Method: Sold Before Auction

Date: 19/05/2025

Property Type: House (Res)

Land Size: 805 sqm approx



72 Creek Rd MITCHAM 3132 (REI/VG)

Agent Comments

4 2 2

Price: \$1,785,000

Method: Sold Before Auction

Date: 05/04/2025

Property Type: House (Res)

Land Size: 704 sqm approx



34 Carinya Rd VERMONT 3133 (REI/VG)

Agent Comments

4 2 2

Price: \$1,752,000

Method: Private Sale

Date: 19/03/2025

Property Type: House (Res)

Land Size: 588 sqm approx

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



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