Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
-----------------	-----------	----------

Address Including suburb and postcode	
pootocuc	

Indicative selling price

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

Range between \$730,000	&	\$770,000
-------------------------	---	-----------

Median sale price

Median price	\$752,500	Pro	perty Type	Unit		Suburb	Mitcham
Period - From	01/10/2024	to	31/12/2024		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

Aut	areas or comparable property	1 1100	Date of Sale
1	4/670 Canterbury Rd VERMONT 3133	\$700,000	25/11/2024
2	3/11 Creek Rd MITCHAM 3132	\$762,000	05/10/2024
3	2/14 Weigela Ct FOREST HILL 3131	\$798,000	10/08/2024

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:	12/02/2025 15:25



Date of sale





Indicative Selling Price \$730,000 - \$770,000 **Median Unit Price** December quarter 2024: \$752,500



Property Type: Unit **Agent Comments**

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.

Comparable Properties



4/670 Canterbury Rd VERMONT 3133 (REI)

Price: \$700,000

Method: Sold Before Auction

Date: 25/11/2024 Property Type: Unit

Land Size: 255 sqm approx

Agent Comments



3/11 Creek Rd MITCHAM 3132 (REI/VG)

2





Agent Comments

Price: \$762,000 Method: Auction Sale Date: 05/10/2024 Property Type: Unit



2/14 Weigela Ct FOREST HILL 3131 (REI/VG)

Price: \$798,000 Method: Auction Sale Date: 10/08/2024 Property Type: Unit

Land Size: 247 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.