

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 23A Glenburnie Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,178,500 Property Type House Suburb Mitcham

Period - From 17/02/2024 to 16/02/2025 Source Property 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.

| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 583 Canterbury Rd VERMONT 3133 | \$1,070,000 | 08/02/2025 |
| 2 | 1a Orient Av MITCHAM 3132 | \$1,120,000 | 07/12/2024 |
| 3 | 20 Avon Av MITCHAM 3132 | \$1,077,000 | 21/09/2024 |

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: 17/02/2025 15:52



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

17/02/2024 - 16/02/2025: \$1,178,500

Comparable Properties



583 Canterbury Rd VERMONT 3133 (REI)

Agent Comments

3 1 2

Price: \$1,070,000

Method: Auction Sale

Date: 08/02/2025

Property Type: House (Res)

Land Size: 595 sqm approx



1a Orient Av MITCHAM 3132 (REI)

Agent Comments

4 3 2

Price: \$1,120,000

Method: Auction Sale

Date: 07/12/2024

Property Type: House (Res)

Land Size: 384 sqm approx



20 Avon Av MITCHAM 3132 (REI/VG)

Agent Comments

3 1 2

Price: \$1,077,000

Method: Auction Sale

Date: 21/09/2024

Property Type: House (Res)

Land Size: 668 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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