

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

8/9-13 Percy Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$650,000

&

\$680,000

Median sale price

Median price \$856,000

Property Type Unit

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	2/377 Mitcham Rd MITCHAM 3132	\$722,000	14/02/2025
2	4/14-16 Mcghee Av MITCHAM 3132	\$650,500	30/11/2024
3	1/2 Berry Av MITCHAM 3132	\$628,000	19/11/2024

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:

15/04/2025 20:51



 2  1  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$650,000 - \$680,000

Median Unit Price

March quarter 2025: \$856,000

Comparable Properties



2/377 Mitcham Rd MITCHAM 3132 (REI/VG)

Agent Comments

 2  1  1

Price: \$722,000

Method: Sold Before Auction

Date: 14/02/2025

Property Type: Unit



4/14-16 Mcghee Av MITCHAM 3132 (REI)

Agent Comments

 2  1  1

Price: \$650,500

Method: Auction Sale

Date: 30/11/2024

Property Type: Unit

Land Size: 171 sqm approx



1/2 Berry Av MITCHAM 3132 (REI/VG)

Agent Comments

 2  1  1

Price: \$628,000

Method: Private Sale

Date: 19/11/2024

Property Type: Unit

Land Size: 180 sqm approx

Account - Barry Plant | P: 03 9842 8888