

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

1 Agra Street, Mitcham VIC 3132

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$821,800

Property Type

Other

Suburb

Mitcham

Period - From

12/08/2024

to

11/02/2025

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 Lynne Ct, NUNAWADING Vic	\$1,040,000	19/12/2024
9 Quarry Rd, Mitcham Vic	\$982,500	17/09/2024
85 Percy St, Mitcham Vic	\$1,012,000	09/01/2025

This Statement of Information was prepared on:

12/02/2025