

# 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

15 Rupert Street, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,250,000

### Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Mitcham

Period - From

01/10/2023

to

30/09/2024

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	Price	Date of sale
1	18 Creek Rd MITCHAM 3132	\$1,245,000	21/09/2024
2	33 Victoria Av MITCHAM 3132	\$1,150,000	17/08/2024
3	13 Harrison St MITCHAM 3132	\$1,160,000	20/07/2024

**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:

19/10/2024 14:06

15 Rupert Street, Mitcham Vic 3132

Steven Zervas  
0423767621  
steven@heavyside.co



 4  2  2

**Property Type:** House  
**Land Size:** 809 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000  
**Median House Price**  
Year ending September 2024: \$1,200,000

## Comparable Properties



**18 Creek Rd MITCHAM 3132 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,245,000  
**Method:** Auction Sale  
**Date:** 21/09/2024  
**Property Type:** House (Res)  
**Land Size:** 648 sqm approx



**33 Victoria Av MITCHAM 3132 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$1,150,000  
**Method:** Auction Sale  
**Date:** 17/08/2024  
**Property Type:** House  
**Land Size:** 678 sqm approx



**13 Harrison St MITCHAM 3132 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,160,000  
**Method:** Auction Sale  
**Date:** 20/07/2024  
**Property Type:** House (Res)  
**Land Size:** 867 sqm approx

**Account - Heavyside**



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