

# 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

2/377 Mitcham Road, Mitcham Vic 3132

### Indicative selling price

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

Range between \$650,000 & \$690,000

### Median sale price

Median price \$752,500 Property 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	Price	Date of sale
1	4/14-16 Mcghee Av MITCHAM 3132	\$650,500	30/11/2024
2	1/2 Berry Av MITCHAM 3132	\$628,000	19/11/2024
3	3/14-16 Mcghee Av MITCHAM 3132	\$600,000	03/08/2024

**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:

29/01/2025 17:13



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**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$650,000 - \$690,000

**Median Unit Price**

December quarter 2024: \$752,500

## Comparable Properties



**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)**

**Agent Comments**

 2    1    1

**Price:** \$628,000

**Method:** Private Sale

**Date:** 19/11/2024

**Property Type:** Unit

**Land Size:** 180 sqm approx



**3/14-16 Mcghee Av MITCHAM 3132 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$600,000

**Method:** Auction Sale

**Date:** 03/08/2024

**Property Type:** Unit

**Account - Barry Plant | P: 03 9842 8888**