

## 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

243 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Mitcham

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 6 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

4 GRACE COURT MITCHAM VIC 3132	\$920,000	05-Oct-24
63A WATTLE VALLEY ROAD MITCHAM VIC 3132	\$910,000	20-Sep-24
3 WHITE COURT NUNAWADING VIC 3131	\$929,950	18-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 12 February 2025

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**4 GRACE COURT MITCHAM VIC 3132**

 3  1  1

Sold Price **\$920,000** Sold Date **05-Oct-24**

Distance **1.96km**



**63A WATTLE VALLEY ROAD MITCHAM VIC 3132**

 3  1  2

Sold Price **\$910,000** Sold Date **20-Sep-24**

Distance **1.26km**



**3 WHITE COURT NUNAWADING VIC 3131**

 3  1  1

Sold Price <sup>RS</sup> **\$929,950** <sup>UN</sup> Sold Date **18-Oct-24**

Distance **0.77km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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