

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

58 Madison Boulevard, Mitcham Vic 3132

Indicative selling price

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

Single price \$915,000

Median sale price

Median price \$1,050,000

Property Type Townhouse

Suburb Mitcham

Period - From 28/01/2024

to 27/01/2025

Source Property Data

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	22 Madison Blvd MITCHAM 3132	\$905,000	17/07/2024
2	9/64-70 Doncaster East Rd MITCHAM 3132	\$825,000	12/11/2024
3	54 Madison Blvd MITCHAM 3132	\$986,000	13/05/2024

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:

28/01/2025 12:37



 3  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$915,000

Median Townhouse Price

28/01/2024 - 27/01/2025: \$1,050,000

Comparable Properties

22 Madison Blvd MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$905,000

Method:

Date: 17/07/2024

Property Type: Townhouse (Single)



9/64-70 Doncaster East Rd MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$825,000

Method: Private Sale

Date: 12/11/2024

Property Type: Townhouse (Res)



54 Madison Blvd MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  2

Price: \$986,000

Method: Private Sale

Date: 13/05/2024

Property Type: Townhouse (Res)

Land Size: 175 sqm approx

Account - Barry Plant | P: 03 9842 8888