

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$950,000

### Median sale price

Median price \$1,055,000 Property Type Townhouse Suburb Mitcham

Period - From 20/12/2023 to 19/12/2024 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	9/64-70 Doncaster East Rd MITCHAM 3132	\$825,000	29/10/2024
2	22 Madison Blvd MITCHAM 3132	\$905,000	17/07/2024
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: 20/12/2024 16:56



 3    2    2

**Property Type:** Townhouse

**Agent Comments**

**Indicative Selling Price**

\$880,000 - \$950,000

**Median Townhouse Price**

20/12/2023 - 19/12/2024: \$1,055,000

## Comparable Properties

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

**Agent Comments**

 3    2    2

**Price:** \$825,000

**Method:**

**Date:** 29/10/2024

**Property Type:** Townhouse (Single)

**22 Madison Blvd MITCHAM 3132 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$905,000

**Method:**

**Date:** 17/07/2024

**Property Type:** Townhouse (Single)



**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