

# 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

7 Clive Street, Mitcham Vic 3132

### Indicative selling price

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

Single price

\$1,000,000

### Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Mitcham

Period - From

01/01/2025

to

31/03/2025

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	36 Blossom St MITCHAM 3132	\$930,000	06/02/2025
2	38 Lindsay Av NUNAWADING 3131	\$1,145,000	30/11/2024
3	20 Avon Av MITCHAM 3132	\$1,077,000	21/09/2024

**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:

14/04/2025 12:02



3 bedrooms 1 bathroom 1 car space

**Property Type:** House  
**Land Size:** 705 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,000,000

**Median House Price**

March quarter 2025: \$1,200,000

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.

## Comparable Properties



**36 Blossom St MITCHAM 3132 (REI)**

**Agent Comments**

3 bedrooms 1 bathroom 1 car space

**Price:** \$930,000  
**Method:** Private Sale  
**Date:** 06/02/2025  
**Property Type:** House  
**Land Size:** 716 sqm approx



**38 Lindsay Av NUNAWADING 3131 (REI/VG)**

**Agent Comments**

3 bedrooms 1 bathroom 2 car spaces

**Price:** \$1,145,000  
**Method:** Auction Sale  
**Date:** 30/11/2024  
**Property Type:** House (Res)  
**Land Size:** 637 sqm approx



**20 Avon Av MITCHAM 3132 (REI/VG)**

**Agent Comments**

3 bedrooms 1 bathroom 2 car spaces

**Price:** \$1,077,000  
**Method:** Auction Sale  
**Date:** 21/09/2024  
**Property Type:** House (Res)  
**Land Size:** 668 sqm approx

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