

# 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

8/385 Mitcham Road, Mitcham Vic 3132

### Indicative selling price

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

Range between \$725,000 & \$780,000

### Median sale price

Median price \$1,040,500 Property Type Townhouse Suburb Mitcham

Period - From 26/09/2023 to 25/09/2024 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	12/385 Mitcham Rd MITCHAM 3132	\$850,000	08/08/2024
2	3/126 Brunswick Rd MITCHAM 3132	\$740,000	08/07/2024
3	13/520 Mitcham Rd MITCHAM 3132	\$740,000	10/04/2024

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:

26/09/2024 15:59

**Property Type:**

Divorce/Estate/Family Transfers

Agent Comments

**Indicative Selling Price**

\$725,000 - \$780,000

**Median Townhouse Price**

26/09/2023 - 25/09/2024: \$1,040,500

## Comparable Properties

**12/385 Mitcham Rd MITCHAM 3132 (REI)**

Agent Comments

**Price:** \$850,000**Method:** Private Sale**Date:** 08/08/2024**Property Type:** Unit**Land Size:** 237 sqm approx**3/126 Brunswick Rd MITCHAM 3132 (REI/VG)**

Agent Comments

**Price:** \$740,000**Method:** Private Sale**Date:** 08/07/2024**Property Type:** Townhouse (Single)**Land Size:** 124 sqm approx**13/520 Mitcham Rd MITCHAM 3132 (VG)**

Agent Comments

**Price:** \$740,000**Method:** Sale**Date:** 10/04/2024**Property Type:** Strata Unit/Villa Unit/Townhouse

- Single OYO Unit