

# 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

2/1 Panel Street, 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 \$750,000 & \$825,000

### Median sale price

Median price \$821,800 Property Type Unit Suburb Mitcham

Period - From 01/01/2024 to 31/12/2024 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	40b Churinga Av MITCHAM 3132	\$861,000	11/11/2024
2	3/7 Moresby St MITCHAM 3132	\$820,800	12/10/2024
3	1/702 Whitehorse Rd MITCHAM 3132	\$830,000	24/09/2024

**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:

03/02/2025 18:11



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**Property Type:** Unit  
**Land Size:** 309 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$825,000  
**Median Unit Price**  
Year ending December 2024: \$821,800

## Comparable Properties



**40b Churinga Av MITCHAM 3132 (REI/VG)**

**Agent Comments**

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**Price:** \$861,000  
**Method:** Sold Before Auction  
**Date:** 11/11/2024  
**Property Type:** Unit  
**Land Size:** 289 sqm approx

**3/7 Moresby St MITCHAM 3132 (VG)**

**Agent Comments**

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**Price:** \$820,800  
**Method:** Sale  
**Date:** 12/10/2024  
**Property Type:** Flat/Unit/Apartment (Res)



**1/702 Whitehorse Rd MITCHAM 3132 (REI/VG)**

**Agent Comments**

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**Price:** \$830,000  
**Method:** Private Sale  
**Date:** 24/09/2024  
**Property Type:** Unit  
**Land Size:** 380 sqm approx

**Account - O'Brien Real Estate Vermont | P: 03 9087 1087**