

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

30 Church Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$880,000 & \$968,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Mitcham

Period - From 01/10/2024 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	10 Clive St MITCHAM 3132	\$875,000	08/02/2025
2	56 Brunswick Rd MITCHAM 3132	\$930,000	25/01/2025
3	85 Percy St MITCHAM 3132	\$1,012,000	09/01/2025

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:

11/02/2025 16:36

Cherie Sun
03 9889 8800
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 4  1  4

Property Type: House (Res)

Land Size: 596 sqm approx

Agent Comments

Indicative Selling Price
\$880,000 - \$968,000
Median House Price
December quarter 2024: \$1,200,000

Comparable Properties



10 Clive St MITCHAM 3132 (REI)

Agent Comments

 3  1  1

Price: \$875,000

Method: Auction Sale

Date: 08/02/2025

Property Type: House (Res)



56 Brunswick Rd MITCHAM 3132 (REI)

Agent Comments

 3  2  1

Price: \$930,000

Method: Private Sale

Date: 25/01/2025

Property Type: House

Land Size: 412 sqm approx



85 Percy St MITCHAM 3132 (REI)

Agent Comments

 3  1  2

Price: \$1,012,000

Method: Private Sale

Date: 09/01/2025

Property Type: House

Land Size: 813 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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