

# 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 3/25 Glenburnie 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 \$890,000 & \$940,000

### Median sale price

Median price \$820,000 Property type Unit Suburb Mitcham

Period - From 01/10/2023 to 31/12/2023 Source REIV

### Comparable property sales

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
1/19 Nurlendi Road, Vermont Vic 3133	\$890,000	16/12/2023
1/24 Forster Street, Mitcham Vic 3132	\$940,000	09/12/2023
3/575 Whitehorse Road, Mitcham Vic 3132	\$910,000	25/11/2023

This Statement of Information was prepared on: 18/03/2024