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	20 Alexander Street, Mitcham Vic 3132

Indicative selling price

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

Range between | $800,000 | & | $880,000

Median sale price

Median price	$752,500	Property Type	Unit	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 4/2 Scott St MITCHAM 3132	$856,000	24/01/2025
2 8a Walter St MITCHAM 3132	$875,000	04/12/2024
3 3/34 Warnes Rd MITCHAM 3132	$850,000	27/11/2024

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: | 19/02/2025 12:55

CONSUMER AFFAIRS VICTORIA

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Property Type:

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median Unit Price
December quarter 2024: $752,500

Comparable Properties

4/2 Scott St MITCHAM 3132 (REI)

🛏 3   🛁 2   🚗 2

Price: $856,000
Method: Auction Sale
Date: 24/01/2025
Property Type: Unit
Land Size: 383 sqm approx

Agent Comments

8a Walter St MITCHAM 3132 (REI/VG)

🛏 3   🛁 2   🚗 1

Price: $875,000
Method: Private Sale
Date: 04/12/2024
Property Type: Unit
Land Size: 397 sqm approx

Agent Comments

3/34 Warnes Rd MITCHAM 3132 (REI/VG)

🛏 3   🛁 2   🚗 1

Price: $850,000
Method: Sold Before Auction
Date: 27/11/2024
Property Type: Unit
Land Size: 255 sqm approx

Agent Comments