

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

1/42 Owen Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$805,000 Property Type Unit Suburb Mitcham

Period - From 01/07/2025 to 30/09/2025 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	2/19 Eugenia St NUNAWADING 3131	\$1,080,000	18/10/2025
2	1/66 Creek Rd MITCHAM 3132	\$917,000	05/07/2025
3	1/28 Glenburnie Rd MITCHAM 3132	\$898,000	28/06/2025

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: 21/11/2025 16:37



 3  1  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$980,000 - \$1,070,000

Median Unit Price

September quarter 2025: \$805,000

Comparable Properties

2/19 Eugenia St NUNAWADING 3131 (REI)

Agent Comments

 3  2  2

Price: \$1,080,000

Method:

Date: 18/10/2025

Property Type: Unit



1/66 Creek Rd MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  1

Price: \$917,000

Method: Auction Sale

Date: 05/07/2025

Property Type: House (Res)

Land Size: 398 sqm approx



1/28 Glenburnie Rd MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  1

Price: \$898,000

Method: Auction Sale

Date: 28/06/2025

Property Type: House (Res)

Land Size: 275 sqm approx

Account - Barry Plant | P: 03 9874 3355