

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

10 Gillies Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,280,000

&

\$1,380,000

Median sale price

Median price \$1,214,250

Property Type House

Suburb Mitcham

Period - From 01/04/2025

to

30/06/2025

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	13 William St DONVALE 3111	\$1,240,000	19/07/2025
2	7 Chasta Cr MITCHAM 3132	\$1,510,000	28/06/2025
3	223 Mitcham Rd MITCHAM 3132	\$1,370,000	31/05/2025

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:

08/08/2025 17:15



 4  2  2

Property Type: House
Land Size: 728 sqm approx
Agent Comments

Indicative Selling Price
 \$1,280,000 - \$1,380,000
Median House Price
 June quarter 2025: \$1,214,250

Comparable Properties



13 William St DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$1,240,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 666 sqm approx



7 Chasta Cr MITCHAM 3132 (REI)

Agent Comments

 4  2  3

Price: \$1,510,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 648 sqm approx



223 Mitcham Rd MITCHAM 3132 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,370,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 689 sqm approx

Account - Barry Plant | P: 03 9842 8888