

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

123b/1 Colombo Street, Mitcham Vic 3132

Indicative selling price

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

Single price

\$300,000

Median sale price

Median price

\$820,000

Property Type

Unit

Suburb

Mitcham

Period - From

13/02/2024

to

12/02/2025

Source

Property Data

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	102/193-195 Springvale Rd NUNAWADING 3131	\$300,000	22/01/2025
2	301/193-195 Springvale Rd NUNAWADING 3131	\$310,000	13/12/2024
3	219B/1 Colombo St MITCHAM 3132	\$295,000	24/10/2024

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:

13/02/2025 13:08

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Indicative Selling Price

\$300,000

Median Unit Price

13/02/2024 - 12/02/2025: \$820,000



1 bed 1 bath 1 car

Property Type: Unit

Agent Comments

Comparable Properties



102/193-195 Springvale Rd NUNAWADING 3131 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$300,000

Method: Private Sale

Date: 22/01/2025

Property Type: Apartment



301/193-195 Springvale Rd NUNAWADING 3131 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$310,000

Method: Private Sale

Date: 13/12/2024

Property Type: Apartment



219B/1 Colombo St MITCHAM 3132 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$295,000

Method: Private Sale

Date: 24/10/2024

Property Type: Apartment

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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