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	17 Langford Avenue, Mitcham Vic 3132
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,150,000	&	\$1,250,000

Median sale price

Median price \$1,250,000	Pro	pperty Type Ho	use	Su	Suburb Mitcham
Period - From 01/07/2025	to	30/09/2025	Sou	ırceRE	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.

Add	ress of comparable property	Price	Date of sale
1	10 Langford Av MITCHAM 3132	\$1,285,000	08/11/2025
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2	51 Woodcrest Rd VERMONT 3133	\$1,266,000	05/11/2025
3	2 Blossom St MITCHAM 3132	\$1,241,000	23/08/2025

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:	11/11/2025 15:42









Property Type: House **Land Size:** 585 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price September quarter 2025: \$1,250,000

Comparable Properties



10 Langford Av MITCHAM 3132 (REI)

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Price: \$1,285,000 Method: Auction Sale Date: 08/11/2025

Property Type: House (Res) **Land Size:** 676 sqm approx

Agent Comments



51 Woodcrest Rd VERMONT 3133 (REI)



1

Agent Comments

Price: \$1,266,000 Method: Private Sale Date: 05/11/2025 Property Type: House Land Size: 591 sqm approx



2 Blossom St MITCHAM 3132 (REI/VG)

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2



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Agent Comments

Price: \$1,241,000 **Method:** Auction Sale **Date:** 23/08/2025

Property Type: House (Res) Land Size: 416 sqm approx

Account - Harcourts Vermont South | P: 03 98861008





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