

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

17 Langford Avenue, Mitcham Vic 3132

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

Property Type House

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	10 Langford Av MITCHAM 3132	\$1,285,000	08/11/2025
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



3 2 3

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)

Agent Comments

3 1 1

Price: \$1,285,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 676 sqm approx



51 Woodcrest Rd VERMONT 3133 (REI)

Agent Comments

3 1 1

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)

Agent Comments

3 2 1

Price: \$1,241,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 416 sqm approx