

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

2/10 COOK ROAD MITCHAM VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$998,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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 6 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

2/11 BASINGSTOKE ROAD MITCHAM VIC 3132	\$982,000	04-Oct-25
2/25 QUARRY ROAD MITCHAM VIC 3132	\$965,000	04-Oct-25
9/5-7 CASELLA STREET MITCHAM VIC 3132	\$1,100,000	21-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 15 December 2025

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2/11 BASINGSTOKE ROAD
MITCHAM VIC 3132

Sold Price

RS \$982,000 Sold Date 04-Oct-25

 3 2 2

Distance 1.52km



2/25 QUARRY ROAD MITCHAM VIC Sold Price
3132

Sold Price

RS \$965,000 Sold Date 04-Oct-25

 3 2 2

Distance 0.75km



9/5-7 CASELLA STREET MITCHAM
VIC 3132

Sold Price

RS \$1,100,000 Sold Date 21-Nov-25

 3 2 3

Distance 0.61km

RS = Recent sale

UN = Undisclosed Sale

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