

# 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

2/30 Warnes Road, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$905,000 Property Type Townhouse Suburb Mitcham

Period - From 09/09/2024 to 08/09/2025 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	15/37 William St RINGWOOD 3134	\$838,000	08/09/2025
2	2/61 Lucknow St MITCHAM 3132	\$1,160,000	17/03/2025
3	1/581 Whitehorse Rd MITCHAM 3132	\$920,000	08/03/2025

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: 09/09/2025 17:28



3   
 2   
 2

**Property Type:** Townhouse  
 (Single)  
**Land Size:** 230 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$900,000 - \$980,000  
**Median Townhouse Price**  
 09/09/2024 - 08/09/2025: \$905,000

## Comparable Properties



15/37 William St RINGWOOD 3134 (REI)

Agent Comments

3   
 2   
 2

**Price:** \$838,000  
**Method:** Private Sale  
**Date:** 08/09/2025  
**Property Type:** Townhouse (Single)



2/61 Lucknow St MITCHAM 3132 (REI/VG)

Agent Comments

3   
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 2

**Price:** \$1,160,000  
**Method:** Private Sale  
**Date:** 17/03/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 216 sqm approx



1/581 Whitehorse Rd MITCHAM 3132 (REI/VG)

Agent Comments

3   
 2   
 1

**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 08/03/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 313 sqm approx

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