

## 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

2/366 MITCHAM ROAD MITCHAM VIC 3132

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

65A DONCASTER EAST ROAD MITCHAM VIC 3132	\$585,000	16-Dec-24
4/24 CREEK ROAD MITCHAM VIC 3132	\$585,000	19-Oct-24
1/41 ORIENT AVENUE MITCHAM VIC 3132	\$575,000	12-Dec-24

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: 04 April 2025



**65A DONCASTER EAST ROAD  
MITCHAM VIC 3132**

 2  1  1

Sold Price **\$585,000** Sold Date **16-Dec-24**

Distance **0.22km**



**4/24 CREEK ROAD MITCHAM VIC  
3132**

 2  1  1

Sold Price

Sold Date **19-Oct-24**

Distance **0.73km**



**1/41 ORIENT AVENUE MITCHAM  
VIC 3132**

 2  1  1

Sold Price

**\$575,000** Sold Date **12-Dec-24**

Distance **1.53km**

RS = Recent sale UN = Undisclosed Sale

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