

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

2/503 MITCHAM 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

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Aug 2024

to

31 Jul 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

6/108 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$580,000	21-Mar-25
366 MITCHAM ROAD MITCHAM VIC 3132	\$626,500	13-May-25
8/9-13 PERCY STREET MITCHAM VIC 3132	\$640,000	12-May-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: 12 August 2025


**6/108 MOUNT PLEASANT ROAD
NUNAWADING VIC 3131**
 2  1  1

Sold Price

\$580,000

Sold Date

21-Mar-25

Distance

1.4km

**366 MITCHAM ROAD MITCHAM VIC
3132**
 2  1  -

Sold Price

\$626,500

Sold Date

13-May-25

Distance

1.76km

**8/9-13 PERCY STREET MITCHAM
VIC 3132**
 2  1  1

Sold Price

\$640,000

Sold Date

12-May-25

Distance

1.24km
RS = Recent sale

UN = Undisclosed Sale

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