

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 Halls Parade, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,150,000

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.

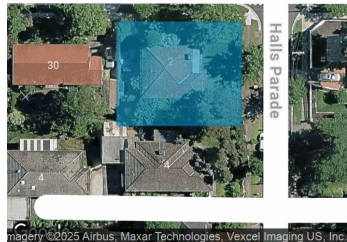
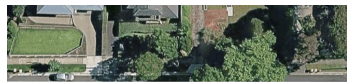
	Address of comparable property	Price	Date of sale
1	1 Latham Ct FOREST HILL 3131	\$1,070,000	22/09/2025
2	16 Walwa St MITCHAM 3132	\$1,221,000	31/05/2025
3	25 Nymph St MITCHAM 3132	\$1,177,000	22/05/2025

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:

14/11/2025 16:35



 2  1  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

September quarter 2025: \$1,250,000

Comparable Properties

1 Latham Ct FOREST HILL 3131 (REI)

Agent Comments

 2  1  2

Price: \$1,070,000

Method:

Date: 22/09/2025

Property Type: House



16 Walwa St MITCHAM 3132 (REI/VG)

Agent Comments

 2  1  2

Price: \$1,221,000

Method: Auction Sale

Date: 31/05/2025

Rooms: 5

Property Type: House (Res)

Land Size: 705 sqm approx



25 Nymph St MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  3

Price: \$1,177,000

Method: Sold Before Auction

Date: 22/05/2025

Property Type: House (Res)

Land Size: 705 sqm approx

Account - Barry Plant | P: 03 9874 3355