## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	203a/1-19 Colombo Street, Mitcham Vic 3132

#### Indicative selling price

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

Range between	\$250,000	&	\$275,000
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#### Median sale price

Median price	\$790,000	Pro	perty Type	Jnit		Suburb	Mitcham
Period - From	01/10/2024	to	30/09/2025	s	ource	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

Add	dress of comparable property	Price	Date of sale
1	113B/1 Colombo St MITCHAM 3132	\$272,500	30/09/2025
2	327B/1-19 Colombo St MITCHAM 3132	\$282,000	18/08/2025
3	525B/1 Colombo St MITCHAM 3132	\$275,000	03/06/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/10/2025 18:14









Indicative Selling Price \$250,000 - \$275,000 Median Unit Price Year ending September 2025: \$790,000

## Comparable Properties



113B/1 Colombo St MITCHAM 3132 (REI)

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**a** 1

Price: \$272,500 Method: Private Sale Date: 30/09/2025

Property Type: Apartment

Agent Comments



327B/1-19 Colombo St MITCHAM 3132 (REI)

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**Agent Comments** 

Price: \$282,000 Method: Private Sale Date: 18/08/2025

Property Type: Apartment



525B/1 Colombo St MITCHAM 3132 (REI/VG)

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**Price:** \$275,000 **Method:** Private Sale **Date:** 03/06/2025

Property Type: Apartment

**Agent Comments** 

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000





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