Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

25 Hopetoun Street, Mitcham Vic 3132

Indicative selling price

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

Range between	\$980,000	&	\$1,050,000
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Median sale price

Median price	\$1,200,000	Pro	perty Type	House		Suburb	Mitcham
Period - From	01/01/2025	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	2 Glenvale Rd RINGWOOD NORTH 3134	\$930,000	09/05/2025
2	8 Ross St MITCHAM 3132	\$1,025,000	03/05/2025
3	85 Percy St MITCHAM 3132	\$1,012,000	09/01/2025

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:	19/06/2025 12:08



McGrath

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Indicative Selling Price \$980,000 - \$1,050,000 **Median House Price** March quarter 2025: \$1,200,000



Rooms: 7

Property Type: House

Land Size: 646.511 sqm approx

Agent Comments

Comparable Properties



2 Glenvale Rd RINGWOOD NORTH 3134 (REI)



Price: \$930,000 Method: Private Sale Date: 09/05/2025 Property Type: House

Land Size: 992 sqm approx

Agent Comments



8 Ross St MITCHAM 3132 (REI)

3







Agent Comments

Price: \$1,025,000 Method: Auction Sale Date: 03/05/2025

Property Type: House (Res) Land Size: 616 sqm approx



85 Percy St MITCHAM 3132 (REI/VG)



Agent Comments

Price: \$1,012,000 Method: Private Sale Date: 09/01/2025 Property Type: House Land Size: 813 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613





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