

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

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

Median sale price

Median price \$1,200,000 Property 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	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 comparable properties 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



Rooms: 7

Property Type: House

Land Size: 646.511 sqm approx

Agent Comments

Comparable Properties



2 Glenvale Rd RINGWOOD NORTH 3134 (REI)

Agent Comments



Price: \$930,000

Method: Private Sale

Date: 09/05/2025

Property Type: House

Land Size: 992 sqm approx



8 Ross St MITCHAM 3132 (REI)

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