

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

27 Dunlavin Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$912,500

Property Type Townhouse

Suburb Mitcham

Period - From 08/09/2024

to

07/09/2025

Source

Property Data

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	3/13 Hopetoun St MITCHAM 3132	\$1,332,000	07/08/2025
2	123 Rooks Rd NUNAWADING 3131	\$1,210,000	01/04/2025
3	1a Busana Way NUNAWADING 3131	\$1,240,000	15/03/2025

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:

08/09/2025 16:50



 4  3  2

Property Type: Townhouse
(Single)
Land Size: 366 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median Townhouse Price
08/09/2024 - 07/09/2025: \$912,500

Comparable Properties

3/13 Hopetoun St MITCHAM 3132 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,332,000
Method:
Date: 07/08/2025
Property Type: House



123 Rooks Rd NUNAWADING 3131 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$1,210,000
Method: Private Sale
Date: 01/04/2025
Property Type: Townhouse (Single)
Land Size: 413 sqm approx



1a Busana Way NUNAWADING 3131 (REI/VG)

[Agent Comments](#)

 4  3  1

Price: \$1,240,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 248 sqm approx

Account - Barry Plant | P: 03 9842 8888