Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,240,000

Property offered for sale

Address	27 Dunlavin Road, Mitcham Vic 3132
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$912,500	Pro	perty 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)

1a Busana Way NUNAWADING 3131

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

OR

3

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



15/03/2025











Property Type: Townhouse

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

Price: \$1,332,000

Method:

Date: 07/08/2025 **Property Type:** House



123 Rooks Rd NUNAWADING 3131 (REI/VG)







Agent Comments



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)





Price: \$1,240,000 Method: Auction Sale Date: 15/03/2025

Property Type: House (Res) Land Size: 248 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888





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