Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

3/115 Brunswick Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,350,000	&	\$1,450,000
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Median sale price

Median price	\$925,000	Pro	perty Type T	ownhouse]	Suburb	Mitcham
Period - From	17/11/2024	to	16/11/2025	S	ource	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

1	26a Chippewa Av DONVALE 3111	\$1,580,000	22/09/2025
2	2/44 Brunswick Rd MITCHAM 3132	\$1,461,000	13/09/2025
3	1/13 Hopetoun St MITCHAM 3132	\$1,310,000	28/06/2025

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:	17/11/2025 15:21



Date of sale







Property Type: Townhouse **Land Size:** 257 sqm approx Agent Comments

Indicative Selling Price \$1,350,000 - \$1,450,000 Median Townhouse Price 17/11/2024 - 16/11/2025: \$925,000

Comparable Properties



26a Chippewa Av DONVALE 3111 (REI)

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Agent Comments

Price: \$1,580,000 **Method:** Private Sale **Date:** 22/09/2025

Property Type: House (Res)



2/44 Brunswick Rd MITCHAM 3132 (REI)

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Agent Comments

Price: \$1,461,000 **Method:** Auction Sale **Date:** 13/09/2025

Property Type: Townhouse (Res)



1/13 Hopetoun St MITCHAM 3132 (REI/VG)

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Price: \$1,310,000 Method: Auction Sale Date: 28/06/2025

Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 9874 3355



