

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

3/115 Brunswick Road, Mitcham Vic 3132

Indicative selling price

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

Single price \$1,380,000

Median sale price

Median price \$1,240,500

Property Type House

Suburb Mitcham

Period - From 08/12/2024

to 07/12/2025

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	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:

08/12/2025 10:17



 4  3  2

Property Type: Townhouse (Res)

Land Size: 386 sqm approx

Agent Comments

Indicative Selling Price

\$1,380,000

Median House Price

08/12/2024 - 07/12/2025: \$1,240,500

Comparable Properties



26a Chippewa Av DONVALE 3111 (REI)

Agent Comments

 5  3  2

Price: \$1,580,000

Method: Private Sale

Date: 22/09/2025

Property Type: House (Res)



2/44 Brunswick Rd MITCHAM 3132 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,461,000

Method: Auction Sale

Date: 13/09/2025

Property Type: Townhouse (Res)



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

Agent Comments

 4  2  2

Price: \$1,310,000

Method: Auction Sale

Date: 28/06/2025

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9874 3355