

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 Irene Crescent, Mitcham Vic 3132

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,214,250

Property Type House

Suburb Mitcham

Period - From 01/04/2025

to

30/06/2025

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	112 Brunswick Rd MITCHAM 3132	\$1,095,000	30/08/2025
2	12 Dawe Rd MITCHAM 3132	\$1,150,000	27/08/2025
3	2 Glenvale Rd RINGWOOD NORTH 3134	\$930,000	09/05/2025

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:

15/09/2025 17:21



 3  1  2

Property Type: House
Land Size: 716 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
June quarter 2025: \$1,214,250

Comparable Properties



112 Brunswick Rd MITCHAM 3132 (REI)

Agent Comments

 3  1  2

Price: \$1,095,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House
Land Size: 619 sqm approx



12 Dawe Rd MITCHAM 3132 (REI)

Agent Comments

 3  1  5

Price: \$1,150,000
Method: Private Sale
Date: 27/08/2025
Property Type: House
Land Size: 627 sqm approx



2 Glenvale Rd RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

 4  1  1

Price: \$930,000
Method: Private Sale
Date: 09/05/2025
Property Type: House
Land Size: 992 sqm approx

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