

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

30 Forster Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$790,000

&

\$840,000

Median sale price

Median price \$856,000

Property Type Unit

Suburb Mitcham

Period - From 01/01/2025

to 31/03/2025

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	24 Reserve Av MITCHAM 3132	\$855,000	30/05/2025
2	28 Forster St MITCHAM 3132	\$835,000	17/04/2025
3	1a Dawe Rd MITCHAM 3132	\$737,000	20/12/2024

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:

03/07/2025 15:33



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Property Type: House
Agent Comments

Indicative Selling Price
\$790,000 - \$840,000
Median Unit Price
March quarter 2025: \$856,000

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

Comparable Properties



24 Reserve Av MITCHAM 3132 (REI)

Agent Comments

 3  1  1

Price: \$855,000
Method: Private Sale
Date: 30/05/2025
Property Type: House
Land Size: 361 sqm approx



28 Forster St MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  1

Price: \$835,000
Method: Private Sale
Date: 17/04/2025
Property Type: House (Res)
Land Size: 399 sqm approx



1a Dawe Rd MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  1

Price: \$737,000
Method: Private Sale
Date: 20/12/2024
Property Type: House (Res)
Land Size: 280 sqm approx

Account - Barry Plant | P: 03 9842 8888