

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

34 Creek Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,200,000

Property Type House

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	72 Creek Rd MITCHAM 3132	\$1,785,000	05/04/2025
2	58 Creek Rd MITCHAM 3132	\$1,680,000	31/03/2025
3	14 Creek Rd MITCHAM 3132	\$1,365,000	09/11/2024

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:

14/04/2025 14:27



3
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Property Type: House

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

March quarter 2025: \$1,200,000

Comparable Properties



72 Creek Rd MITCHAM 3132 (REI)

Agent Comments

4
 2
 2

Price: \$1,785,000

Method: Sold Before Auction

Date: 05/04/2025

Property Type: House (Res)

Land Size: 704 sqm approx



58 Creek Rd MITCHAM 3132 (REI)

Agent Comments

4
 2
 2

Price: \$1,680,000

Method: Private Sale

Date: 31/03/2025

Rooms: 7

Property Type: House (Res)

Land Size: 447 sqm approx



14 Creek Rd MITCHAM 3132 (REI/VG)

Agent Comments

4
 2
 1

Price: \$1,365,000

Method: Auction Sale

Date: 09/11/2024

Property Type: House (Res)

Land Size: 779 sqm approx

Account - Harcourts Vermont South | P: 03 98861008