

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

38 Haines Street, Mitcham Vic 3132

Indicative selling price

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

Single price

\$1,450,000

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	14 Venice Av MITCHAM 3132	\$1,329,000	07/07/2025
2	8 Peel St MITCHAM 3132	\$1,261,000	21/06/2025
3	38 Fellows St MITCHAM 3132	\$1,395,000	07/05/2025

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:

01/09/2025 12:19



 3  2  2

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,450,000
Median House Price
June quarter 2025: \$1,214,250

Comparable Properties



14 Venice Av MITCHAM 3132 (REI)

Agent Comments

 4  1  1

Price: \$1,329,000
Method: Auction Sale
Date: 07/07/2025
Property Type: House (Res)
Land Size: 542 sqm approx



8 Peel St MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,261,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 491 sqm approx



38 Fellows St MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,395,000
Method: Sold Before Auction
Date: 07/05/2025
Property Type: House (Res)
Land Size: 413 sqm approx

Account - Barry Plant | P: 03 9874 3355