

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

4 Mintleaf Grove, Mitcham Vic 3132

Indicative selling price

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

Single price

\$875,000

Median sale price

Median price

\$940,000

Property Type

Townhouse

Suburb

Mitcham

Period - From

21/07/2024

to

20/07/2025

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	8/198-208 Springvale Rd NUNAWADING 3131	\$835,000	05/03/2025
2	58 Madison Blvd MITCHAM 3132	\$905,000	26/02/2025
3	7 Maple Gr MITCHAM 3132	\$1,050,000	14/12/2024

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:

21/07/2025 14:30



 3  2  1

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$875,000
Median Townhouse Price
21/07/2024 - 20/07/2025: \$940,000

Comparable Properties



8/198-208 Springvale Rd NUNAWADING 3131 (REI)

Agent Comments

 3  3  2

Price: \$835,000
Method: Sold Before Auction
Date: 05/03/2025
Property Type: Townhouse (Res)



58 Madison Blvd MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  2

Price: \$905,000
Method: Private Sale
Date: 26/02/2025
Property Type: Townhouse (Res)



7 Maple Gr MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,050,000
Method: Private Sale
Date: 14/12/2024
Property Type: Townhouse (Single)
Land Size: 240 sqm approx

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