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	4 Mintleaf Grove, Mitcham Vic 3132
Including suburb and	
postcode	

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	Pro	operty Type Tov	vnhouse	Suburb	Mitcham
Period - From 21/07/2024	to	20/07/2025	Source	Property	y Data

Comparable property sales (*Delete A or B below as applicable)

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

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

В* 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









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)

3

J 3

a 2

Price: \$835,000

Method: Sold Before Auction

Date: 05/03/2025

Property Type: Townhouse (Res)

Agent Comments



58 Madison Blvd MITCHAM 3132 (REI/VG)

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Price: \$905,000 Method: Private Sale Date: 26/02/2025

Property Type: Townhouse (Res)

Agent Comments



7 Maple Gr MITCHAM 3132 (REI/VG)

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Agent Comments

Price: \$1,050,000 **Method:** Private Sale **Date:** 14/12/2024

Property Type: Townhouse (Single) **Land Size:** 240 sqm approx

Account - Barry Plant | P: 03 9874 3355





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