

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 Shirley Court, Mitcham Vic 3132

Indicative selling price

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

Range between \$890,000

&

\$970,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Mitcham

Period - From 24/07/2024

to

23/07/2025

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 Ross St MITCHAM 3132	\$1,025,000	03/05/2025
2	6 Beryl St NUNAWADING 3131	\$850,000	18/03/2025
3	10 Clive St MITCHAM 3132	\$875,000	08/02/2025

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:

24/07/2025 15:22



 3  1  1

Property Type: House
Land Size: 536 sqm approx
Agent Comments

Indicative Selling Price
 \$890,000 - \$970,000
Median House Price
 24/07/2024 - 23/07/2025: \$1,200,000

Comparable Properties



8 Ross St MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,025,000
Method: Auction Sale
Date: 03/05/2025
Property Type: House (Res)
Land Size: 616 sqm approx



6 Beryl St NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  1

Price: \$850,000
Method: Private Sale
Date: 18/03/2025
Rooms: 4
Property Type: House (Res)
Land Size: 495 sqm approx



10 Clive St MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  1

Price: \$875,000
Method: Auction Sale
Date: 08/02/2025
Property Type: House (Res)
Land Size: 515 sqm approx

Account - Barry Plant | P: 03 9874 3355