

# 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

408 Springfield Road, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,320,000

### Median sale price

Median price \$1,182,000

Property Type House

Suburb Mitcham

Period - From 01/04/2024

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	15 Manorwood PI MITCHAM 3132	\$1,240,000	07/05/2025
2	41 Esdale St BLACKBURN 3130	\$1,299,000	03/05/2025
3			

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:

12/05/2025 15:44

Janelle Gu  
03 9877 1277  
0432 800 031  
janellegu@mcgrath.com.au



5 4 2

**Property Type:** House  
**Land Size:** 714 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,320,000  
**Median House Price**  
Year ending March 2025: \$1,182,000

## Comparable Properties



**15 Manorwood PI MITCHAM 3132 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,240,000  
**Method:** Auction Sale  
**Date:** 07/05/2025  
**Property Type:** House (Res)  
**Land Size:** 730 sqm approx



**41 Esdale St BLACKBURN 3130 (REI)**

**Agent Comments**

3 3 2

**Price:** \$1,299,000  
**Method:** Auction Sale  
**Date:** 03/05/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 268 sqm approx

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.