# Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
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Address Including suburb and postcode	466 Mitcham Road, Mitcham VIC 3132

## Indicative selling price

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

Range between	\$1,550,000	&	\$1,650,000
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#### Median sale price

Median price	\$1,200,000	Pro	perty Type H	ouse		Suburb	Mitcham
Period - From	01/03/2025	to	28/08/2025	Sou	urce	pdol	

## 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
9 Webb Ct, Vermont Vic	\$1,561,000	04/08/2025
10 Gillies St, Mitcham Vic	\$1,614,000	16/08/2025
200 Mitcham Rd, Mitcham Vic	\$1,740,000	10/08/2025

This Statement of Information was prepared on:	29/08/2025
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