

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

506a/1 Colombo Street, Mitcham Vic 3132

Indicative selling price

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

Single price

\$299,000

Median sale price

Median price

\$752,500

Property Type

Unit

Suburb

Mitcham

Period - From

01/10/2024

to

31/12/2024

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	601B/1 Colombo St MITCHAM 3132	\$275,000	03/02/2025
2	201A/1 Colombo St MITCHAM 3132	\$290,000	29/11/2024
3	421B/1 Colombo St MITCHAM 3132	\$275,000	25/11/2024

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:

24/02/2025 16:20



1
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$299,000

Median Unit Price

December quarter 2024: \$752,500

Comparable Properties



601B/1 Colombo St MITCHAM 3132 (REI)

Agent Comments

1
 1
 1

Price: \$275,000

Method: Private Sale

Date: 03/02/2025

Property Type: Apartment



201A/1 Colombo St MITCHAM 3132 (REI)

Agent Comments

1
 1
 1

Price: \$290,000

Method: Private Sale

Date: 29/11/2024

Property Type: Apartment



421B/1 Colombo St MITCHAM 3132 (REI/VG)

Agent Comments

1
 1
 1

Price: \$275,000

Method: Private Sale

Date: 25/11/2024

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888