Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 57 Quarry Road, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$900,000		&		\$950,000				
Median sale price									
Median price	\$1,200,000	Property Type Hous		se		Suburb	Mitcham		
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	7 Clive St MITCHAM 3132	\$980,000	30/04/2025
2	28 Good Governs St MITCHAM 3132	\$850,000	10/02/2025
3	85 Percy St MITCHAM 3132	\$1,012,000	09/01/2025

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:

17/06/2025 16:15









Property Type: House Land Size: 724 sqm approx Agent Comments Indicative Selling Price \$900,000 - \$950,000 Median House Price March quarter 2025: \$1,200,000

Comparable Properties

7 Clive St MITCHAM 3132 (REI) Image: 1 Image: 1 Image: 1 Image: 1 Price: \$980,000 Method: Private Sale Date: 30/04/2025 Property Type: House (Res) Land Size: 705 sqm approx	Agent Comments
28 Good Governs St MITCHAM 3132 (REI/VG) 3 - - Price: \$850,000 Method: Private Sale Date: 10/02/2025 Property Type: House (Res) Land Size: 637 sqm approx	Agent Comments
85 Percy St MITCHAM 3132 (REI/VG) 3 1 2 Price: \$1,012,000 Method: Private Sale Date: 09/01/2025 Property Type: House Land Size: 813 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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