

# 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

6/17 Harrison Street, 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 \$820,000 & \$890,000

### Median sale price

Median price \$825,000

Property Type Unit

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 | 4/667 Whitehorse Rd MITCHAM 3132 | \$865,000 | 15/03/2025   |
| 2 | 4/2 Scott St MITCHAM 3132        | \$856,000 | 24/01/2025   |
| 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:

20/05/2025 14:02



3 2 2

**Property Type:** Unit

**Land Size:** 354 sqm approx

**Agent Comments**

## Comparable Properties



**4/667 Whitehorse Rd MITCHAM 3132 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$865,000

**Method:** Auction Sale

**Date:** 15/03/2025

**Property Type:** Townhouse (Res)



**4/2 Scott St MITCHAM 3132 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$856,000

**Method:** Auction Sale

**Date:** 24/01/2025

**Property Type:** Unit

**Land Size:** 383 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.