#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

### Property offered for sale

Address	6/26 Beaufort Street, Mitcham Vic 3132
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$980	,000 8	\$1,05	50,000
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#### Median sale price

Median price \$1,240,000	Pro	operty Type Hou	use	Suburb	Mitcham
Period - From 12/11/2024	to	11/11/2025	Soui	rce Property	/ Data

#### 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

Address of comparable property		1 1100	Date of Sale
1	2/65 Quarry Rd MITCHAM 3132	\$925,000	02/08/2025
2	5/18 Harrison St MITCHAM 3132	\$1,026,000	20/06/2025
3	10 Hardwood Ct MITCHAM 3132	\$1,050,000	08/05/2025

#### 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:	12/11/2025 09:30



Date of sale







Property Type: House Land Size: 602 sqm approx **Agent Comments** 

**Indicative Selling Price** \$980,000 - \$1,050,000 **Median House Price** 12/11/2024 - 11/11/2025: \$1,240,000

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.

## Comparable Properties



2/65 Quarry Rd MITCHAM 3132 (REI/VG)

**Agent Comments** 

Price: \$925,000 Method: Auction Sale Date: 02/08/2025

Property Type: House (Res) Land Size: 415 sqm approx



5/18 Harrison St MITCHAM 3132 (REI/VG)





Agent Comments

Price: \$1,026,000 Method: Private Sale Date: 20/06/2025 Property Type: Unit

Land Size: 472 sqm approx



10 Hardwood Ct MITCHAM 3132 (REI/VG)



**Agent Comments** 

Price: \$1,050,000 Method: Private Sale Date: 08/05/2025 Property Type: House Land Size: 585 sqm approx

Account - Barry Plant | P: 03 9874 3355





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