

# 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

6/27 Percy Street, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$930,000

&

\$1,020,000

### Median sale price

Median price \$1,050,000

Property Type Townhouse

Suburb Mitcham

Period - From 05/05/2024

to

04/05/2025

Source 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	Price	Date of sale
1	2/467 Mitcham Rd MITCHAM 3132	\$920,000	11/12/2024
2	3/467 Mitcham Rd MITCHAM 3132	\$920,000	11/12/2024
3	23/520 Mitcham Rd MITCHAM 3132	\$940,000	12/04/2025

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:

05/05/2025 14:14



 3    1    2

Property Type: Townhouse  
Agent Comments

Indicative Selling Price  
\$930,000 - \$1,020,000  
Median Townhouse Price  
05/05/2024 - 04/05/2025: \$1,050,000

## Comparable Properties

2/467 Mitcham Rd MITCHAM 3132 (REI)

Agent Comments

 3    2    1

Price: \$920,000  
Method:  
Date: 11/12/2024  
Property Type: Townhouse (Single)

3/467 Mitcham Rd MITCHAM 3132 (REI)

Agent Comments

 3    3    2

Price: \$920,000  
Method:  
Date: 11/12/2024  
Property Type: Townhouse (Single)



23/520 Mitcham Rd MITCHAM 3132 (REI)

Agent Comments

 3    2    2

Price: \$940,000  
Method: Auction Sale  
Date: 12/04/2025  
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888