

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$850,000

&

\$935,000

### Median sale price

Median price \$955,000

Property Type Townhouse

Suburb Mitcham

Period - From 12/06/2024

to

11/06/2025

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	3/467 Mitcham Rd MITCHAM 3132	\$920,000	11/12/2024
2	2/17 Dudley St MITCHAM 3132	\$898,000	03/05/2025
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:

12/06/2025 14:51



3   
 1   
 2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$850,000 - \$935,000

**Median Townhouse Price**

12/06/2024 - 11/06/2025: \$955,000

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



**3/467 Mitcham Rd MITCHAM 3132 (REI)**

Agent Comments

3   
 3   
 2

**Price:** \$920,000

**Method:**

**Date:** 11/12/2024

**Property Type:** Townhouse (Single)



**2/17 Dudley St MITCHAM 3132 (REI/VG)**

Agent Comments

2   
 2   
 1

+ Study

**Price:** \$898,000

**Method:** Auction Sale

**Date:** 03/05/2025

**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