

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

7 Grace Court, Mitcham Vic 3132

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Mitcham

Period - From

01/01/2025

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	9 Roger Ct NUNAWADING 3131	\$1,140,000	12/04/2025
2	20 Scott St MITCHAM 3132	\$1,120,000	08/10/2024
3	4 Grace Ct MITCHAM 3132	\$920,000	05/10/2024

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:

22/04/2025 14:13



3 1 2

Property Type: House
Land Size: 664 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 March quarter 2025: \$1,200,000

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



9 Roger Ct NUNAWADING 3131 (REI)

Agent Comments

3 1 3

Price: \$1,140,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 695 sqm approx



20 Scott St MITCHAM 3132 (REI/VG)

Agent Comments

3 1 1

Price: \$1,120,000
Method: Private Sale
Date: 08/10/2024
Property Type: House
Land Size: 664 sqm approx



4 Grace Ct MITCHAM 3132 (REI/VG)

Agent Comments

3 1 1

Price: \$920,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 604 sqm approx

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