Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for s	sale
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Address Including suburb and postcode	8 Munro Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000	Range between	\$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,214,250	Pro	perty Type	House		Suburb	Mitcham
Period - From	01/04/2025	to	30/06/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	7 Somers St MITCHAM 3132	\$1,385,000	21/08/2025
2	79 Rooks Rd MITCHAM 3132	\$1,185,000	26/04/2025
3	23 Somers St MITCHAM 3132	\$1,100,000	17/01/2025

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:	01/09/2025 16:57









Property Type:

Divorce/Estate/Family Transfers Land Size: 103 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price** June guarter 2025: \$1,214,250

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



7 Somers St MITCHAM 3132 (REI)

Price: \$1,385,000 Method: Private Sale Date: 21/08/2025 Property Type: House **Agent Comments**



79 Rooks Rd MITCHAM 3132 (REI/VG)

Agent Comments

Price: \$1,185,000 Method: Auction Sale Date: 26/04/2025 Property Type: House

Land Size: 1073 sqm approx

23 Somers St MITCHAM 3132 (REI/VG)

Agent Comments

Price: \$1,100,000 Method: Private Sale Date: 17/01/2025 Property Type: House Land Size: 996 sqm approx

Account - Barry Plant | P: 03 9874 3355





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