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	2 Lucknow Court, Mitcham Vic 3132

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

Median price $1,214,250 Property 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.

	Address of comparable property	Price	Date of sale
1	27 Reserve Av MITCHAM 3132	$1,800,000	23/08/2025
2	10 Savage Ct NUNAWADING 3131	$1,750,000	19/05/2025
3	36 Fellows St MITCHAM 3132	$1,780,000	22/03/2025

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: 26/08/2025 10:39

2 Lucknow Court, Mitcham Vic 3132

JellisCraig

Miranda Bailey
9908 5700
0431 535 009
mirandabailey@jelliscraig.com.au



4 3 2

Property Type: House
Land Size: 620 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
June quarter 2025: $1,214,250

Comparable Properties



27 Reserve Av MITCHAM 3132 (REI)

4 2 2

Price: $1,800,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 646 sqm approx

Agent Comments



10 Savage Ct NUNAWADING 3131 (REI/VG)

4 2 2

Price: $1,750,000
Method: Sold Before Auction
Date: 19/05/2025
Property Type: House (Res)
Land Size: 805 sqm approx

Agent Comments



36 Fellows St MITCHAM 3132 (REI/VG)

4 2 2

Price: $1,780,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 446 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

REIV THE DIFFERENCE | propertydata.com.au

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