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: 37 Creek Road, Mitcham Vic 3132

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $1,250,000 Property Type House Suburb Mitcham

Period - From 01/07/2025 to 30/09/2025 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	19 Owen St MITCHAM 3132	$2,370,000	14/06/2025
2	3 Walker Av MITCHAM 3132	$2,154,000	31/05/2025
3			

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: 27/11/2025 15:58

37 Creek Road, Mitcham Vic 3132

Miranda Bailey
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4 3 3

Property Type: House
Land Size: 659 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
September quarter 2025: $1,250,000

Comparable Properties



19 Owen St MITCHAM 3132 (REI/VG)

5 2 2

Price: $2,370,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 603 sqm approx

Agent Comments



3 Walker Av MITCHAM 3132 (REI/VG)

4 2 4

Price: $2,154,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 1020 sqm approx

Agent Comments

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.

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