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	34 Madison Boulevard, Mitcham Vic 3132

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $920,000 Property Type Townhouse Suburb Mitcham

Period - From 22/10/2024 to 21/10/2025 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	1/21 Dudley St MITCHAM 3132	$1,180,000	16/09/2025
2	1/24 Dudley St MITCHAM 3132	$1,125,800	27/08/2025
3	29A Kett St NUNAWADING 3131	$1,180,000	31/07/2025

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: 22/10/2025 10:40

34 Madison Boulevard, Mitcham Vic 3132



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Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Dwelling

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Townhouse Price
22/10/2024 - 21/10/2025: $920,000

Comparable Properties



1/21 Dudley St MITCHAM 3132 (REI)

3 2 1

Price: $1,180,000
Method: Private Sale
Date: 16/09/2025
Property Type: Townhouse (Res)
Land Size: 274 sqm approx

Agent Comments



1/24 Dudley St MITCHAM 3132 (REI)

3 2 2

Price: $1,125,800
Method: Private Sale
Date: 27/08/2025
Property Type: Townhouse (Res)
Land Size: 304 sqm approx

Agent Comments



29A Kett St NUNAWADING 3131 (REI/VG)

4 3 2

Price: $1,180,000
Method: Private Sale
Date: 31/07/2025
Property Type: Townhouse (Single)
Land Size: 427 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755

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