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	1/21 Cobham Road, Mitcham Vic 3132

Indicative selling price

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

Range between $880,000 & $920,000

Median sale price

Median price $805,000 Property Type Unit 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	2/5 Linlithgow St MITCHAM 3132	$865,000	22/07/2025
2	3/28-30 Park Rd DONVALE 3111	$920,000	30/08/2025
3	2/65 Quarry Rd MITCHAM 3132	$925,000	02/08/2025

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: 27/11/2025 13:41

1/21 Cobham Road, Mitcham Vic 3132

JellisCraig

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Indicative Selling Price
$880,000 - $920,000
Median Unit Price
September quarter 2025: $805,000



3 1 2

Property Type: Unit
Land Size: 355 sqm approx

Agent Comments

Comparable Properties



2/5 Linlithgow St MITCHAM 3132 (REI/VG)

3 2 2

Price: $865,000
Method: Private Sale
Date: 22/07/2025
Property Type: Unit
Land Size: 364 sqm approx

Agent Comments



3/28-30 Park Rd DONVALE 3111 (REI)

3 2 2

Price: $920,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Unit
Land Size: 247 sqm approx

Agent Comments



2/65 Quarry Rd MITCHAM 3132 (REI/VG)

3 1 2

Price: $925,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 415 sqm approx

Agent Comments

REIV THE DIFFERENCE

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