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	6 The Glade, Mitcham Vic 3132

Indicative selling price

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

Range between $1,200,000 & $1,295,000

Median sale price

Median price $1,272,500 Property Type House Suburb Mitcham

Period - From 01/10/2025 to 31/12/2025 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	3 Compton St MITCHAM 3132	$1,308,500	30/09/2025
2	1 Mcdowall St MITCHAM 3132	$1,200,000	13/09/2025
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: 10/02/2026 14:10

6 The Glade, Mitcham Vic 3132

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3 2 2

Property Type: House
Land Size: 653 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,295,000
Median House Price
December quarter 2025: $1,272,500

Comparable Properties



3 Compton St MITCHAM 3132 (REI/VG)

4 1 1

Price: $1,308,500
Method: Sold Before Auction
Date: 30/09/2025
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments



1 Mcdowall St MITCHAM 3132 (REI/VG)

3 2 4

Price: $1,200,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 594 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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