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: 2/42 Linlithgow Street, Mitcham Vic 3132

Indicative selling price

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

Range between $1,250,000 & $1,375,000

Median sale price

Median price $959,000 Property Type Townhouse Suburb Mitcham

Period - From 27/01/2025 to 26/01/2026 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	2/115 Brunswick Rd MITCHAM 3132	$1,290,000	09/01/2026
2	2/78 Purches St MITCHAM 3132	$1,310,000	04/10/2025
3	2/44 Brunswick Rd MITCHAM 3132	$1,461,000	13/09/2025

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: 27/01/2026 11:11

2/42 Linlithgow Street, Mitcham Vic 3132

JellisCraig

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Indicative Selling Price
$1,250,000 - $1,375,000
Median Townhouse Price
27/01/2025 - 26/01/2026: $959,000



4 3 2

Property Type: Townhouse (Single)
Land Size: 344 sqm approx

Agent Comments

Comparable Properties



2/115 Brunswick Rd MITCHAM 3132 (REI)

4 3 2

Price: $1,290,000
Method: Private Sale
Date: 09/01/2026
Property Type: Townhouse (Res)
Land Size: 248 sqm approx

Agent Comments



2/78 Purches St MITCHAM 3132 (REI/VG)

4 2 2

Price: $1,310,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Townhouse (Res)
Land Size: 223 sqm approx

Agent Comments



2/44 Brunswick Rd MITCHAM 3132 (REI/VG)

5 3 2

Price: $1,461,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Townhouse (Res)

Agent Comments

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