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	3 Panel Street, Mitcham Vic 3132

Indicative selling price

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

Single price $1,340,000

Median sale price

Median price $1,248,000 Property Type House Suburb Mitcham

Period - From 01/04/2025 to 31/03/2026 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	23 Garden Av MITCHAM 3132	$1,195,000	23/02/2026
2	4 Norman St MITCHAM 3132	$1,350,000	05/02/2026
3	17 Churchill St RINGWOOD 3134	$1,301,000	18/12/2025

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: 18/04/2026 11:59

3 Panel Street, Mitcham Vic 3132

Miranda Bailey
9908 5700
0431 535 009
mirandabailey@jelliscraig.com.au



4 2 1

Property Type: House
Land Size: 715 sqm approx

Agent Comments

Indicative Selling Price
$1,340,000
Median House Price
Year ending March 2026: $1,248,000

Comparable Properties



23 Garden Av MITCHAM 3132 (REI/VG)

4 2 1

Price: $1,195,000
Method: Sold Before Auction
Date: 23/02/2026
Property Type: House (Res)
Land Size: 668 sqm approx

Agent Comments



4 Norman St MITCHAM 3132 (REI/VG)

4 2 1

Price: $1,350,000
Method: Sold Before Auction
Date: 05/02/2026
Property Type: House (Res)
Land Size: 753 sqm approx

Agent Comments



17 Churchill St RINGWOOD 3134 (VG)

4 - -

Price: $1,301,000
Method: Sale
Date: 18/12/2025
Property Type: Development Site (Res)
Land Size: 720 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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