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	408 Springfield Road, Mitcham Vic 3132

Indicative selling price

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

Range between $1,100,000 & $1,210,000

Median sale price

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

Period - From 03/06/2025 to 02/06/2026 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	2a Price St MITCHAM 3132	$1,180,000	20/05/2026
2	17 Evandale Av NUNAWADING 3131	$1,193,000	07/05/2026
3	2/36 Burnett St MITCHAM 3132	$1,195,000	09/02/2026

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: 03/06/2026 09:39

408 Springfield Road, Mitcham Vic 3132

McGrath

Janelle Gu
03 9877 1277
0432 800 031
janellegu@mcgrath.com.au



4 3 2

Property Type: House (Res)
Land Size: 714 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,210,000
Median House Price
03/06/2025 - 02/06/2026: $1,248,000

Comparable Properties



2a Price St MITCHAM 3132 (REI)

3 1 2

Price: $1,180,000
Method: Private Sale
Date: 20/05/2026
Property Type: House
Land Size: 649 sqm approx

Agent Comments



17 Evandale Av NUNAWADING 3131 (REI)

3 1 2

Price: $1,193,000
Method: Sold Before Auction
Date: 07/05/2026
Property Type: House (Res)

Agent Comments



2/36 Burnett St MITCHAM 3132 (REI/VG)

3 2 2

Price: $1,195,000
Method: Private Sale
Date: 09/02/2026
Property Type: House
Land Size: 324 sqm approx

Agent Comments

Account - McGrath Blackburn | P: (03) 8843 0200

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