Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 14/11/2026

Property offered for sale

Address
Including suburb and postcode: 1/5 Moresby Street, Mitcham Vic 3132

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Unit	3	1	2	111	270

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $880,000 or Range between: &

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: $880,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $838,000 Property type: Unit Suburb: Mitcham

Period: from 02/11/2025 to 01/11/2026 Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	1/32-34 Burnett St MITCHAM 3132		
Sale price	$950,000	Date of sale	29/04/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Single)	3	2	2	160	208

Comparable property 2

Address	51 Efron St NUNAWADING 3131		
Sale price	$840,000	Date of sale	07/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	2	129	248

Comparable property 3

Address	7 Lemon Gr NUNAWADING 3131		
Sale price	$885,000	Date of sale	08/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	1	113	400

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

The agent does not believe there to be 3 comparable's in last 6 months in a 2km radius. 1/32-34 Burnett Street, Mitcham was in parameters at the time of listing, however agent deems still most comparable.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$ 845,000	Unconditional sale date	14/11/2026

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=409986c4d1e4c30f0c852d3a09bef91a

1/5 Moresby Street, Mitcham Vic 3132

BARRYPLANT



3 1 2

Property Type: Unit
Land Size: 270 sqm approx

Agent Comments

Indicative Selling Price
$880,000
Median Unit Price
02/11/2025 - 01/11/2026: $838,000

Comparable Properties

1/32-34 Burnett St MITCHAM 3132 (REI)

3 2 2

Price: $950,000
Method:
Date: 13/10/2026
Property Type: Townhouse (Single)

Agent Comments



51 Efron St NUNAWADING 3131 (REI)

3 1 2

Price: $840,000
Method: Sold Before Auction
Date: 07/10/2026
Property Type: House (Res)

Agent Comments



7 Lemon Gr NUNAWADING 3131 (REI)

3 1 1

Price: $885,000
Method: Private Sale
Date: 08/07/2026
Property Type: House (Res)
Land Size: 400 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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