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	3/469 Mitcham Road, Mitcham Vic 3132

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $857,000 Property Type Unit Suburb Mitcham

Period - From 01/07/2025 to 30/06/2026 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	1/3 James Av MITCHAM 3132	$750,000	01/05/2026
2	3/3 Halls Pde MITCHAM 3132	$765,000	28/04/2026
3	3/26 Forster St MITCHAM 3132	$797,000	21/03/2026

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: 11/08/2026 16:23

3/469 Mitcham Road, Mitcham Vic 3132

JellisCraig

Sam Kocuk
8841 4888
0419 311 222
samkocuk@jelliscraig.com.au



2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
Year ending June 2026: $857,000

Comparable Properties



1/3 James Av MITCHAM 3132 (REI/VG)

2 1 1

Price: $750,000
Method: Private Sale
Date: 01/05/2026
Property Type: Unit
Land Size: 217 sqm approx

Agent Comments



3/3 Halls Pde MITCHAM 3132 (REI/VG)

2 1 2

Price: $765,000
Method: Private Sale
Date: 28/04/2026
Property Type: Unit
Land Size: 195 sqm approx

Agent Comments



3/26 Forster St MITCHAM 3132 (REI/VG)

2 1 1

Price: $797,000
Method: Auction Sale
Date: 21/03/2026
Rooms: 3
Property Type: Unit
Land Size: 352 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

propertydata.com.au

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