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	32 Hopetoun Street, Mitcham Vic 3132

Indicative selling price

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

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

Median sale price

Median price $1,270,000 Property Type House Suburb Mitcham

Period - From 01/04/2026 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	14 Beddoe Rd VERMONT 3133	$1,015,000	29/08/2026
2	23 Vernal Av MITCHAM 3132	$1,110,000	31/05/2026
3	11 Webb Ct VERMONT 3133	$1,140,000	13/05/2026

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: 31/08/2026 11:46

32 Hopetoun Street, Mitcham Vic 3132

McGrath



4 2 1

Property Type: House
Land Size: 692 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
June quarter 2026: $1,270,000

Comparable Properties



14 Beddoe Rd VERMONT 3133 (REI)

5 2 2

Price: $1,015,000
Method: Auction Sale
Date: 29/08/2026
Property Type: House
Land Size: 592 sqm approx

Agent Comments



23 Vernal Av MITCHAM 3132 (REI/VG)

3 1 1

Price: $1,110,000
Method: Private Sale
Date: 31/05/2026
Property Type: House
Land Size: 672 sqm approx

Agent Comments



11 Webb Ct VERMONT 3133 (REI/VG)

4 2 2

Price: $1,140,000
Method: Sold Before Auction
Date: 13/05/2026
Property Type: House (Res)
Land Size: 258 sqm approx

Agent Comments

Account - McGrath Blackburn | P: 0398771277

REIV THE DIFFERENCE

propertydata .com.au

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