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	25 Burnett Street, Mitcham Vic 3132

Indicative selling price

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

Single price $1,650,000

Median sale price

Median price $1,200,000 Property Type House Suburb Mitcham

Period - From 01/10/2022 to 30/09/2023 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	39 Creek Rd MITCHAM 3132	$1,655,000	11/11/2023
2	15 Carween Av MITCHAM 3132	$1,630,000	30/11/2023
3	16 Cherrybrook Cl NUNAWADING 3131	$1,550,000	20/11/2023

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: 20/12/2023 09:50

25 Burnett Street, Mitcham Vic 3132

Grant Lynch
9908 5700
0408110 011
grantlynch@jelliscraig.com.au



5 2 2

Property Type: House
Land Size: 693 sqm approx

Agent Comments

Indicative Selling Price
$1,650,000
Median House Price
Year ending September 2023: $1,200,000

Comparable Properties



39 Creek Rd MITCHAM 3132 (REI)

4 2 2

Price: $1,655,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 643 sqm approx

Agent Comments



15 Carween Av MITCHAM 3132 (REI)

5 3 2

Price: $1,630,000
Method: Sold Before Auction
Date: 30/11/2023
Property Type: House (Res)
Land Size: 759 sqm approx

Agent Comments



16 Cherrybrook Cl NUNAWADING 3131 (VG)

5 - -

Price: $1,550,000
Method: Sale
Date: 20/11/2023
Property Type: House (Res)
Land Size: 595 sqm approx

Agent Comments

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