

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

7 Davison Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Mitcham

Period - From 01/10/2023

to

30/09/2024

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	5 Culbara Dr VERMONT 3133	\$1,330,000	17/10/2024
2	18 Creek Rd MITCHAM 3132	\$1,245,000	21/09/2024
3	18 James Av MITCHAM 3132	\$1,418,888	10/08/2024

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:

22/10/2024 11:31

7 Davison Street, Mitcham Vic 3132



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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending September 2024: \$1,200,000



4 3 2

Property Type: House

Land Size: 682 sqm approx

Agent Comments

Comparable Properties



5 Culbara Dr VERMONT 3133 (REI)

Agent Comments

4 2 2

Price: \$1,330,000

Method: Private Sale

Date: 17/10/2024

Property Type: House



18 Creek Rd MITCHAM 3132 (REI)

Agent Comments

3 2 2

Price: \$1,245,000

Method: Auction Sale

Date: 21/09/2024

Property Type: House (Res)

Land Size: 648 sqm approx



18 James Av MITCHAM 3132 (REI/VG)

Agent Comments

5 2 2

Price: \$1,418,888

Method: Auction Sale

Date: 10/08/2024

Property Type: House (Res)

Land Size: 924 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



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