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<br>Including suburb and postcode | 21 Ferguson Street, Mitcham Vic 3132 |

## Indicative selling price

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

Range between $890,000 & $950,000

## Median sale price

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

Period - From 01/10/2024 to 31/12/2024 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 | 1/20 Walter St MITCHAM 3132 | $915,000 | 07/12/2024 |
| 2 | 8a Walter St MITCHAM 3132 | $875,000 | 04/12/2024 |
| 3 | 1/17 Walter St MITCHAM 3132 | $987,000 | 26/10/2024 |

**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: 04/03/2025 15:15

# 21 Ferguson Street, Mitcham Vic 3132



3 2 1

**Property Type:** House
**Land Size:** 306 sqm approx

Agent Comments

**Indicative Selling Price**
$890,000 - $950,000
**Median House Price**
December quarter 2024: $1,200,000

## Comparable Properties



**1/20 Walter St MITCHAM 3132 (REI/VG)**

3 2 2

**Price:** $915,000
**Method:** Auction Sale
**Date:** 07/12/2024
**Property Type:** Unit

Agent Comments



**8a Walter St MITCHAM 3132 (REI/VG)**

3 2 1

**Price:** $875,000
**Method:** Private Sale
**Date:** 04/12/2024
**Property Type:** Unit
**Land Size:** 397 sqm approx

Agent Comments



**1/17 Walter St MITCHAM 3132 (REI)**

3 2 2

**Price:** $987,000
**Method:** Auction Sale
**Date:** 26/10/2024
**Property Type:** Unit
**Land Size:** 280 sqm approx

Agent Comments

**Account** - Barry Plant | P: 03 9842 8888

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