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	46 Glenburnie Road, Mitcham Vic 3132

Indicative selling price

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

Range between $1,900,000 & $2,000,000

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	28 Grey St VERMONT 3133	$1,805,000	30/11/2024
2	4 Florida Ct MITCHAM 3132	$1,970,000	16/11/2024
3	15 Lunar Cr VERMONT 3133	$2,025,000	18/10/2024

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: 13/03/2025 16:54

46 Glenburnie Road, Mitcham Vic 3132

Andrew Luke
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5 2 2

Rooms: 8
Property Type: House
Land Size: 1682 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000 - $2,000,000
Median House Price
December quarter 2024: $1,200,000

Comparable Properties



28 Grey St VERMONT 3133 (REI)

4 2 2

Price: $1,805,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 717 sqm approx

Agent Comments



4 Florida Ct MITCHAM 3132 (VG)

4 - -

Price: $1,970,000
Method: Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 588 sqm approx

Agent Comments



15 Lunar Cr VERMONT 3133 (REI/VG)

4 2 2

Price: $2,025,000
Method: Private Sale
Date: 18/10/2024
Property Type: House
Land Size: 774 sqm approx

Agent Comments

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

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