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	8 Ross 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 $1,200,000 Property Type House Suburb Mitcham

Period - From 01/01/2025 to 31/03/2025 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	9 Oleanda Cr NUNAWADING 3131	$1,077,000	07/12/2024
2	20 Scott St MITCHAM 3132	$1,120,000	08/10/2024
3	4 Grace Ct MITCHAM 3132	$920,000	05/10/2024

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: 16/04/2025 09:25

8 Ross Street, Mitcham Vic 3132



3 1 1

Property Type: House
Land Size: 616 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
March quarter 2025: $1,200,000

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.

Comparable Properties



9 Oleanda Cr NUNAWADING 3131 (REI/VG)

3 1 1

Price: $1,077,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 609 sqm approx

Agent Comments



20 Scott St MITCHAM 3132 (REI/VG)

3 1 1

Price: $1,120,000
Method: Private Sale
Date: 08/10/2024
Property Type: House
Land Size: 664 sqm approx

Agent Comments



4 Grace Ct MITCHAM 3132 (REI/VG)

3 1 1

Price: $920,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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