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	3/606 Mitcham Road, Mitcham Vic 3132

Indicative selling price

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

Single price $750,000

Median sale price

Median price $700,000 Property Type Unit Suburb Mitcham

Period - From 12/07/2024 to 11/07/2025 Source Property Data

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	6/8 Mcclares Rd VERMONT 3133	$730,000	01/03/2025
2	6/8-12 Mcclares Rd VERMONT 3133	$730,000	01/03/2025
3	2/377 Mitcham Rd MITCHAM 3132	$722,000	14/02/2025

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: 12/07/2025 13:39

Harcourts



2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$750,000
Median Unit Price
12/07/2024 - 11/07/2025: $700,000

Comparable Properties



6/8 Mcclares Rd VERMONT 3133 (VG)

2 - -

Price: $730,000
Method: Sale
Date: 01/03/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



6/8-12 Mcclares Rd VERMONT 3133 (REI)

2 1 1

Price: $730,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Unit

Agent Comments



2/377 Mitcham Rd MITCHAM 3132 (REI/VG)

2 1 1

Price: $722,000
Method: Sold Before Auction
Date: 14/02/2025
Property Type: Unit

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008

REIV THE DIFFERENCE

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