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	33 Cobham Road, Mitcham Vic 3132

Indicative selling price

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

Range between $920,000 & $980,000

Median sale price

Median price $1,182,000 Property Type House Suburb Mitcham

Period - From 01/04/2024 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	6/17 Harrison St MITCHAM 3132	$1,048,000	07/06/2025
2	8 Reserve Av MITCHAM 3132	$945,000	29/03/2025
3	1/581 Whitehorse Rd MITCHAM 3132	$920,000	08/03/2025

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: 18/06/2025 17:19

33 Cobham Road, Mitcham Vic 3132

Miranda Bailey
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3 2 1

Property Type: House
Land Size: 359 sqm approx

Agent Comments

Indicative Selling Price
$920,000 - $980,000
Median House Price
Year ending March 2025: $1,182,000

Comparable Properties



6/17 Harrison St MITCHAM 3132 (REI)

3 2 2

Price: $1,048,000
Method: Auction Sale
Date: 07/06/2025
Property Type: Unit
Land Size: 354 sqm approx

Agent Comments



8 Reserve Av MITCHAM 3132 (REI/VG)

3 2 2

Price: $945,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 327 sqm approx

Agent Comments



1/581 Whitehorse Rd MITCHAM 3132 (REI/VG)

3 2 1

Price: $920,000
Method: Private Sale
Date: 08/03/2025
Property Type: Townhouse (Single)
Land Size: 313 sqm approx

Agent Comments

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