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	11/520 Mitcham Road, Mitcham Vic 3132

Indicative selling price

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

Range between $780,000 & $850,000

Median sale price

Median price $920,000 Property Type Townhouse Suburb Mitcham

Period - From 03/09/2024 to 02/09/2025 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	4 Mintleaf Gr MITCHAM 3132	$850,000	12/08/2025
2	6/27 Percy St MITCHAM 3132	$897,000	21/07/2025
3	6/565 Whitehorse Rd MITCHAM 3132	$736,000	27/06/2025

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: 03/09/2025 17:29

11/520 Mitcham Road, Mitcham Vic 3132



3 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$780,000 - $850,000
Median Townhouse Price
03/09/2024 - 02/09/2025: $920,000

Comparable Properties



4 Mintleaf Gr MITCHAM 3132 (REI)

3 2 1

Price: $850,000
Method: Private Sale
Date: 12/08/2025
Property Type: Townhouse (Res)

Agent Comments



6/27 Percy St MITCHAM 3132 (REI)

3 1 2

Price: $897,000
Method: Private Sale
Date: 21/07/2025
Property Type: Townhouse (Res)

Agent Comments



6/565 Whitehorse Rd MITCHAM 3132 (REI/VG)

2 1 1

Price: $736,000
Method: Private Sale
Date: 27/06/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Buxton | P: 03 9809 9888 | F: 03 9809 9899

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