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	18 Purches Street, Mitcham Vic 3132

Indicative selling price

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

Range between $1,300,000 & $1,430,000

Median sale price

Median price $1,200,000 Property Type House Suburb Mitcham

Period - From 26/08/2024 to 25/08/2025 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.~~

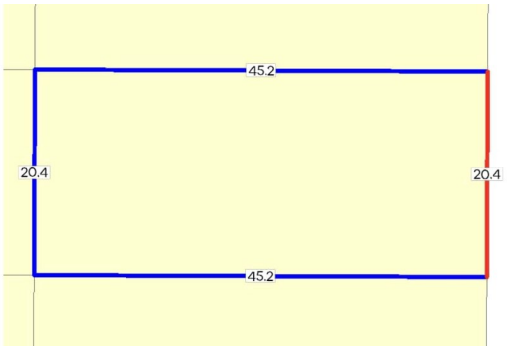
	Address of comparable property	Price	Date of sale
1	7 Somers St MITCHAM 3132	$1,385,000	21/08/2025
2	7 Grace Ct MITCHAM 3132	$1,441,000	10/05/2025
3			

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: 26/08/2025 09:41

18 Purches Street, Mitcham Vic 3132



5 2 2

Rooms: 7
Property Type: House (Res)
Land Size: 927 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,430,000
Median House Price
26/08/2024 - 25/08/2025: $1,200,000

Comparable Properties



7 Somers St MITCHAM 3132 (REI)

4 1 2

Price: $1,385,000
Method: Private Sale
Date: 21/08/2025
Property Type: House

Agent Comments



7 Grace Ct MITCHAM 3132 (REI)

3 1 2

Price: $1,441,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments

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.

Account - RT Edgar Boroondara

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