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 Simpson Street, Mitcham Vic 3132

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,235,500 Property Type House Suburb Mitcham

Period - From 01/10/2024 to 30/09/2025 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	40 Doncaster East Rd MITCHAM 3132	$1,315,000	06/09/2025
2	1 Mcdowall St MITCHAM 3132	$1,200,000	13/09/2025
3	8a Quarry Rd MITCHAM 3132	$1,130,000	20/09/2025

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: 20/10/2025 11:02

18 Simpson Street, Mitcham Vic 3132

JellisCraig

Luke Donohoe
9908 5700
0421 074 608
lukedonohoe@jelliscraig.com.au



3 2 1

Property Type: House (Res)
Land Size: 387 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending September 2025: $1,235,500

Comparable Properties



40 Doncaster East Rd MITCHAM 3132 (REI)

3 2 2

Price: $1,315,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 389 sqm approx

Agent Comments



1 Mcdowall St MITCHAM 3132 (REI)

3 2 4

Price: $1,200,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)

Agent Comments



8a Quarry Rd MITCHAM 3132 (REI)

4 2 2

Price: $1,130,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 333 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

REIV THE DIFFERENCE

propertydata .com.au

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