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	1/5 Valency Court, Mitcham Vic 3132

Indicative selling price

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

Single price $1,280,000

Median sale price

Median price $805,000 Property Type Unit Suburb Mitcham

Period - From 01/07/2025 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	55 Orient Av MITCHAM 3132	$1,365,000	09/08/2025
2	23a Glenburnie Rd MITCHAM 3132	$1,190,000	15/03/2025
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: 17/11/2025 14:03

1/5 Valency Court, Mitcham Vic 3132



4 2 2

Property Type: Unit
Land Size: 520 sqm approx

Agent Comments

Indicative Selling Price
$1,280,000
Median Unit Price
September quarter 2025: $805,000

Comparable Properties



55 Orient Av MITCHAM 3132 (REI/VG)

4 2 2

Price: $1,365,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 537 sqm approx

Agent Comments



23a Glenburnie Rd MITCHAM 3132 (REI/VG)

4 2 2

Price: $1,190,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 640 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 - Barry Plant | P: 03 9874 3355

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