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	2 Price Street, Mitcham Vic 3132

Indicative selling price

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

Range between $1,380,000 & $1,480,000

Median sale price

Median price $1,250,000 Property Type House 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	18 Purches St MITCHAM 3132	$1,570,000	20/09/2025
2	245 Mitcham Rd MITCHAM 3132	$1,513,000	20/09/2025
3	8 Haddon Ct MITCHAM 3132	$1,440,000	09/08/2025

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: 06/11/2025 15:21

2 Price Street, Mitcham Vic 3132

Daniel Broadbent
9870 6211
0424 155 476
danielbroadbent@jelliscraig.com.au



4 2 3

Property Type: House
Land Size: 644 sqm approx

Agent Comments

Indicative Selling Price
$1,380,000 - $1,480,000
Median House Price
September quarter 2025: $1,250,000

Comparable Properties



18 Purches St MITCHAM 3132 (REI/VG)

5 2 2

Price: $1,570,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 923 sqm approx

Agent Comments



245 Mitcham Rd MITCHAM 3132 (REI)

4 2 6

Price: $1,513,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 975 sqm approx

Agent Comments



8 Haddon Ct MITCHAM 3132 (REI/VG)

4 2 2

Price: $1,440,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

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