

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

1/4 Quarry Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$749,000

Property Type Unit

Suburb Mitcham

Period - From 24/05/2025

to

23/05/2026

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	1/3 James Av MITCHAM 3132	\$750,000	01/05/2026
2	1/55-57 Doncaster East Rd MITCHAM 3132	\$675,000	26/03/2026
3	2/5 Mount Pleasant Rd NUNAWADING 3131	\$755,000	17/02/2026

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:

24/05/2026 07:47

John Stack
9908 5700
0402 443 312

johnstack@jellisrcraig.com.au



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Property Type: Unit
Land Size: 264 sqm approx
Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

24/05/2025 - 23/05/2026: \$749,000

Comparable Properties



1/3 James Av MITCHAM 3132 (REI)

Agent Comments

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Price: \$750,000
Method: Private Sale
Date: 01/05/2026
Property Type: Unit
Land Size: 217 sqm approx



1/55-57 Doncaster East Rd MITCHAM 3132 (REI)

Agent Comments

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Price: \$675,000
Method: Auction Sale
Date: 26/03/2026
Property Type: Unit



2/5 Mount Pleasant Rd NUNAWADING 3131 (REI/VG)

Agent Comments

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Price: \$755,000
Method: Private Sale
Date: 17/02/2026
Property Type: Unit
Land Size: 200 sqm approx

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