

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

10/6-10 CREEK ROAD MITCHAM VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,145,000

Property type

House

Suburb

Mitcham

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

8/9-13 PERCY STREET MITCHAM VIC 3132	\$640,000	19-May-25
24 VICTORIA AVENUE MITCHAM VIC 3132	\$810,000	14-Apr-25
1/2A LINLITHGOW STREET MITCHAM VIC 3132	\$510,000	27-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 26 May 2025

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**8/9-13 PERCY STREET MITCHAM
VIC 3132**

 2  1  1

Sold Price

^{RS} **\$640,000**

Sold Date

19-May-25

Distance

0.04km



**24 VICTORIA AVENUE MITCHAM
VIC 3132**

 2  1  1

Sold Price

\$810,000

Sold Date

14-Apr-25

Distance

0.87km



**1/2A LINLITHGOW STREET
MITCHAM VIC 3132**

 2  1  1

Sold Price

\$510,000

Sold Date

27-Nov-24

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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