

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

11 Madison Boulevard, Mitcham Vic 3132

Indicative selling price

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

Range between

\$960,000

&

\$1,050,000

Median sale price

Median price

\$982,000

Property Type

Townhouse

Suburb

Mitcham

Period - From

22/05/2025

to

21/05/2026

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	2/44 Luckie St NUNAWADING 3131	\$1,045,000	25/03/2026
2			
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:

22/05/2026 15:50

11 Madison Boulevard, Mitcham Vic 3132



Johnny Gu

9722 9755

0450 835 277

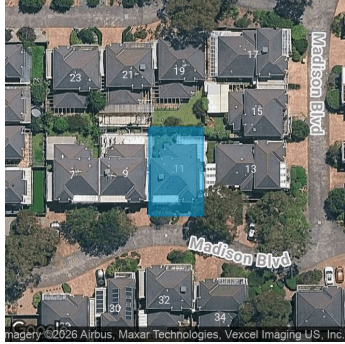
teamgu@hoskins.com.au

Indicative Selling Price

\$960,000 - \$1,050,000

Median Townhouse Price

22/05/2025 - 21/05/2026: \$982,000



3 2 2

Property Type: Townhouse (Res)

Land Size: 240 sqm approx

Agent Comments

Comparable Properties



2/44 Luckie St NUNAWADING 3131 (REI/VG)

Agent Comments

3 2 2

Price: \$1,045,000

Method: Sold Before Auction

Date: 25/03/2026

Property Type: Townhouse (Res)

Land Size: 280 sqm approx

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 - Hoskins | P: 03 9722 9755



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