

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

16 Norman Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,270,000

Property Type House

Suburb Mitcham

Period - From 01/04/2026

to 30/06/2026

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	65 Creek Rd MITCHAM 3132	\$1,270,000	17/06/2026
2	2 Norman St MITCHAM 3132	\$1,137,500	18/03/2026
3	9 Carween Av MITCHAM 3132	\$1,290,000	21/02/2026

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:

03/08/2026 15:07

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

June quarter 2026: \$1,270,000



3 1 1

Rooms: 5

Property Type: House

Land Size: 730 sqm approx

Agent Comments

Comparable Properties

65 Creek Rd MITCHAM 3132 (REI/VG)

Agent Comments

3 1 2

Price: \$1,270,000

Method: Sold Before Auction

Date: 17/06/2026

Property Type: House (Res)

Land Size: 753 sqm approx



2 Norman St MITCHAM 3132 (VG)

Agent Comments

3 - -

Price: \$1,137,500

Method: Sale

Date: 18/03/2026

Property Type: House (Res)

Land Size: 845 sqm approx



9 Carween Av MITCHAM 3132 (REI/VG)

Agent Comments

3 1 1

Price: \$1,290,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 728 sqm approx